

LAND USE COMMITTEE

Meeting Minutes

February 11, 2020 6:30PM.

Mendon Town Hall

Members Present: Peter Coffin, Barry Iadarola, Anne Mazar, Frank Niro and Mark Reil (by phone).

Called to order at 6:35PM

The committee discussed Pleasant Street properties, Blanchard, 26 and 32 that are owners unknown or in tax title. Patrice Doucette is volunteering her time to do title searches on all of the properties. Fred Lapham is locating the Blanchard property through the deeds and abutting boundaries and is drawing up a plan. Frank explained to the committee that to clear the title the owners/heirs need to be located and the boundaries need to be verified. These properties could be essential trail links and a house lot could also possibly be sold.

Anne will be meeting with neighbors by the Meadow Brook Woods Conservation property, Fiona Johnston and Wayne and Dottie Wiersma, to discuss Inman Pond clean-up and Meadow Brook Woods management at 100 Park Street. Kevin Rudden, MBW Volunteer Land Steward, is also invited to the meeting. There was also a discussion of buying some kayaks to use for the non-native invasive water chestnut weed clean-up on Inman Pond, but Kim Newman said the insurance would not cover this. It was suggested that a third party could help the town. Two groups that were mentioned were The Trustees of Reservations and the BSA. Anne will follow through with contacts.

Patrice Murphy and Anne met with Bruce Roy to get estimates for finishing the clean-up efforts at Gaskill Meadows Conservation Area at 32 George Street. He will also give estimates for securing 17 boundary signs, mowing the fields for the turtle habitat, securing the well lid and removal of the cement foundation of the old barn. A lot of work has been done by volunteers, including the Boy Scouts, but the clean-up needs to be completed. Anne also said that the developer has not removed the silt fencing all along the open space and requested that the Planning Board hold back the street bond money until this plastic fencing is removed. Peter said he would tell the Con Com to ask the developer to remove the fencing and Barry would bring this to the Planning Board. The conservation restriction for the property is almost complete. Anne asked if hunting should be allowed on the property and everyone agreed that it should be allowed, because the state laws will protect the nearby residents.

There is a group interested in planting a pollinator garden. One suggestion they had was along the open space on Route 16 for the entrance of the town at 20 Milford Street. It would involve clearing the wall of poison ivy and planting native wildflowers back behind the wall and away from the road. The farmer who has the field would be consulted. The committee was concerned that if the area behind the back field was developed, then the garden might be in a bad location. Peter and Barry suggested the Mendon Community Garden at 131 North Ave or the library or at one of the schools.

Anne let the committee know that Mendon was selected to participate in the Solarize Mass Plus program. Mendon will be working with Upton to offer competitively priced solar PVs, battery back-up, solar thermal, electric vehicles and air source and thermal heat pumps. She let the committee know that there was a good volunteer base, but more volunteers to promote the program are needed.

The Applewood LLC MOU was discussed. The MOU is an agreement to lay out the terms for the open space portion of the Open Space Residential Subdivision and the responsibilities of the town and the developer. It is almost complete.

The committee discussed the bylaw requirement to approve the Mendon Five Year Land Use Plan. **Peter made a motion to recommend that the Town approve the Mendon Five Year Land Use Plan, copies of which are available in the Town Clerk's office and at the town website, Frank seconded the motion and it was unanimously approved.**

Anne updated the committee on the MVP grant to incorporate the Low Impact Development (LID) standards into the zoning bylaws. The changes were developed with the help of Mass Audubon and CMRPC and with consultation by this committee, the Planning Board, the Conservation Commission, the Highway Surveyor and other stakeholders. Anne will send the changes to the bylaws to the committee. It will be on the Annual Town Meeting warrant.

As discussed in the last meeting, **Peter made a motion to see recommend that the Town vote to amend the Mendon Town Bylaw Chapter XV- Land Use Planning as follows:**

Section 2. A five ~~six~~ member Land Use Committee shall be formed to develop a Land Use Program.

Section 2.1. The Land Use Committee shall consist of one representative from the ~~Select~~ Board of Selectmen, one from the Planning Board, and one from the Conservation Commission, plus two others appointed by the ~~Select~~ Board of Selectmen from a list of names submitted to the ~~Select~~ Board of Selectmen by the Planning Board, and Conservation Commission ~~and the Land Use Committee~~. In addition, a sixth member, an alternate member, will be appointed to act in the absence or disability of any of the five appointed Land Use Committee members with all the powers of such absent or disabled members. The alternate member will be appointed by the Select Board from a list of names submitted to the Select Board by the Planning Board, Conservation Commission and the Land Use Committee. The Land Use Committee members shall choose a chairman from amongst themselves. It was seconded by Barry and unanimously approved.

The 131 North Avenue conservation restriction is almost complete, but waiting to hear from landowner Gary Smith's lawyer.

Barry made a motion to accept the November 11, 2019 meeting minutes, Fank seconded the motion and it was unanimously approved.

Peter made a motion to adjourn the meeting at 7:50PM, Barry seconded the motion and it was unanimously approved.

Submitted by Anne Mazar