**LAND USE COMMITTEE**

Meeting Minutes

June 9, 2020 7:00PM.

Remote Microsoft Teams Meeting

**Members Present:**  Peter Coffin, Barry Iadarola, Anne Mazar, Frank Niro and Mark Reil.

**Non-members Present:** Lawney Tinio

Mazar read the remote meetings details and meeting ground rules.

1. Inman Hill Boundary Markers – Mazar received a complaint from Peter Hawkes who mows the hay fields on Inman Hill Road that the property owner located at 18 Inman Hill Road has been mowing his lawn beyond the boundary lines onto town property. Mazar asked about the possibility of placing boundary markers along the property to prevent further encroachment. Coffin requested an estimated cost of locating the boundaries and cost of signage and recommended contacting the engineer to inquire about any information regarding boundaries and markers. **Reil made a motion to pursue marking the boundaries of Parcel 18 Inman Hill Road Mendon if the cost to do so was reasonable, Iadarola seconded the motion with unanimous consent of the remaining members**. Coffin will follow up on this issue.
2. Mazar brought up for discussion the Low Impact Development Bylaw revisions to be voted on at the Annual Town Meeting.
3. Land Stewards for Meadow Brook Woods - After discussion, **Coffin made a motion to approve Wayne and Dottie Wiersma, and Fiona Johnston as Land Stewards of Meadow Brook Woods. Reil seconded the motion with unanimous consent of the remaining members.**
4. Mazar brought up for discussion the Meadow Brook Woods cabin and the volunteer Inman Pond cleanup, which will happen in mid-July.
5. Mazar brought up for discussion the Applewood Subdivision and issues with a MOU between the developer, the town and Metacomet Land Trust that outlines requirements for the open space. There is an access easement to conservation land in the rear of the development located on one of the privately-owned parcels and the town needs to have approval power over the wording in the easement, so that all Mendon residents have access to the open space. Mazar is working on this issue with the Planning Board.
6. Trask Property – Mazar explained the status of negotiations with the land donation by Harvey Trask. Harvey Trask gifted approximately 60 acres of land and building located on Trask Road to the town, subject to a Life Estate granted to the existing tenant (Jeffrey Gagner) in the single-family home located on the property. The gift was conditioned on the uses being limited to open space, sports fields or a school. The Town, Gagner, TTOR and the Trask Trust all agreed to cut out a five-acre lot for Gagner to own and the town would receive the remaining property. All parties wholeheartedly agreed on this arrangement that benefitted all entities named in the Trask Trust. An 8.9-acre plan was presented a year later, but it cut off access to the back of the property. Reil mentioned there could be procurement issues associated with the 8.9-acre plan. Coffin suggested the town should “wait out” the life tenancy. Mazar said that the original arrangement had many issues and was not desired by the four parties previously mentioned. If the plan is changed from the 5-acre plan to the 8.9 acre plan, it will have to come before a Select Board at a public meeting following the guidelines of the open meeting law.
7. Land Use Committee Finances – Mazar gave an update on the LUC budget and will distribute and income and expense report after the meeting. Mazar noted that there is a $2000 LUC request for Fiscal Year 2021 and that the funds this year were essential for supporting the work done by the Volunteer Land Stewards on the town open space properties.
8. After discussion, **Reil made a motion to share the maps of the town open space properties with CMRPC, seconded by Coffin with unanimous consent of the remaining members.**
9. Mazar brought up for discussion the proposed Pollinator Garden along Rt 16. A $20,000.00 request has been made from CPA funds.
10. Mazar gave an update on the Solarized Mass Program. It has been a slow process with Covid-19, but the installer selection for the various technologies should be completed in July.
11. Mazar said the LUC Alternate Member proposal is on the agenda for the November 2020 Town Meeting.
12. Minutes of 2/11/2020 LUC Minutes. After discussion, **Coffin made a motion to accept the minutes of the 2/11/2020 LUC Meeting, seconded by Iadarola with unanimous consent of the remaining members.**
13. **Coffin made a motion to adjourn the meeting at 7:45PM, Barry seconded the motion with unanimous consent of the remaining members.**

Submitted by Frank Niro