

LAND USE COMMITTEE

Meeting Minutes

January 6, 2021 7:00PM.

Remote Zoom Meeting

Members Present: Peter Coffin, Barry Iadarola, Anne Mazar and Frank.

Non-members Present: Dan Byer and Larry Pearson

1. Applewood Subdivision Open Space Access - Anne brought up for discussion the status of the Applewood subdivision and the open space. Anne explained that the terms of the 25-foot access easement located on Lot 5 is being negotiated between the developer and Town Counsel. Anne explained that the developer is requiring that certain restrictions be placed on the easement and what uses may be permitted on the town owned open space land. Discussion involved the town maintaining control of the uses of the open space, the status of the road approval and bond money, alternative access sites to the open space and the terms of the Memorandum of Understanding between the parties with respect to the easement and the Open Space.
2. Gaskill Meadows Conservation Area Encroachment – Anne informed the board that there are several encroachments on the open space located at the Pond Estates subdivision. There are encroachments and other issues by the developer, including the construction of a stone wall on open space land, inaccurately marking the open space boundaries and removing native plants, having drain pipes discharging on the open space and not removing the plastic silt barriers from the open space. Neighbors to the open space also have encroachments including, an erected chain link fence, wood piles, a Quonset hut, non-native trees planted, mowing and miscellaneous debris located on the open space. Several options were discussed including leaving the existing stone wall, requiring the developer to cover and grade the stone wall to avoid an unsafe condition, erecting a post and beam fence along the boundary line and planting native plants on the areas that were stripped of natural plantings.
3. Encroachment on Inman Hill Wildlife Conservation Area – Anne brought up for discussion the issue of the abutter mowing grass on town owned land and the removal of wooden boundary markers along the border that were installed by a surveyor hired by the town. Anne will contact the landowner and ask him to replace the survey markers and Barry will check the boundaries. The owner requested buying the strip of town land that he had been mowing. The committee agreed that this was not a good practice to sell open space property to people who encroached on the open space. It would also be a complicated and time-consuming process without much value for the Mendon taxpayers. The Committee agreed that the surveying of the open space property on the south side of Inman Hill Road should be done after the committee gets approval for the \$1,600 funding at the Annual Town Meeting.
4. Trask Property Next Steps – Anne informed the Committee that the town now owns the 60+/- property located on Trask Road subject to a life estate in favor of Jeffrey Gagnor. The property is subject to certain restriction in that it may only be used for a park, open space, sports or ball fields or a school. The Committee discussed the possibility of

carving out 5 acres around the dwelling and conveying to Mr. Gagnor and having the town own the rest of the land outright. Town counsel and Gagner's lawyers have already done preliminary work on this.

5. The conservation for 131 North Avenue is almost complete. It just needs final approvals and signatures.
6. Dan will be working on coordinating the rules on the open space properties and the recreation properties and coordinating it under parks and Recreation. He will be bringing rules to this committee and talking with all the town managing agencies of the various properties to coordinate efforts.
7. Inman Pond had less weeds this year than previous years and next year's plan is to transition to volunteer maintenance.
8. The Open Space and Recreation Plan has expired. Anne and Dan will be coordinating the effort to update it.
9. Barry made a motion to approve the minutes of the 11/4/20 meeting, Peter seconded the motion and it was unanimously approved.
10. Barry made a motion to adjourn the meeting at 8:12 PM, Frank seconded the motion and it was unanimously approved.

Submitted by Frank Niro