**LAND USE COMMITTEE**

Meeting Minutes

April 21, 2021 6:00 PM

Remote Zoom Meeting

**Members Present:** Barry Iadarola, Anne Mazar and Frank Niro. **Non-members Present:** Jack Hunter and Bill McHenry.

Jack Hunter presented the proposal for Route 16 at the last LUC meeting. There were no questions for Jack. **Barry made a motion to support amending the Mendon Zoning Bylaws, adding 5.05 Mendon Age Restricted (AROD) Overlay District. To promote mixed-use development which increases the availability of Over 55 housing alternatives to meet local needs, promotes walkable neighborhoods, takes advantage of compact design, fosters distinctive and attractive village settings, preserves critical environmental assets, including drinking water supply quality and quantity, surface and groundwater quality and quantity, wetlands preservation and air quality, and supports economic revitalization in Mendon, Niro seconded the motion and it was unanimously approved.**

McHenry talked about the proposed affordable housing at 52 Providence Street. He said since it was bought with CPA funds so the property would need to be used for affordable housing, open space or recreation. McHenry said a lot of pre-work for the property was done with grant funding for which he applied. This included doing perc tests, ground work for permitting for public well certification, developing Mendon Design Guidelines among other preparations for the property. He explained how Mendon needed this type of housing and that is would help Mendon work towards the 10% goal of affordable housing mandated by the state to avoid 40B projects. **Iadarola made a motion to support transfer the care, custody, management, and control of 3.2 acres of the 75.8-acre town-owned land at 52 Providence Street from the Select Board for general municipal purposes to the Select Board for affordable housing purposes and to authorize the Select Board, as Lessor, to lease said 3.2 acres of said property, for a term of not more than ninety-nine (99) years for affordable housing purposes, Niro seconded the motion and it was unanimously approved.**

**Barry made a motion to recommend that the Town approve the Mendon Five Year Land Use Program, copies of which are available in the Town Clerk’s office and at the town website, Niro seconded the motion and it was unanimously approved.**

**Iadarola made a motion to recommend that the Town will vote to amend the Mendon Town Bylaw Chapter XV- Land Use Planning, Section 2, Niro seconded the motion and it was unanimously approved.**

**Iadarola made a motion to recommend that the Town transfer $600 from the Survey 79 Millville St Account that was voted at the May 3, 2019 Annual Town Meeting, Article 17, back into the Mendon Land Bank, Niro seconded the motion and it was unanimously approved.**

**Iadarola made a motion to recommend that the Town transfer $2,200 from the Land Bank to survey and mark the borders of the Inman Hill Wildlife Conservation Area along the borders of private lots on Inman Hill Road that border the town-owned land, Niro seconded the motion and it was unanimously approved.**

**Iadarola made a motion to recommend that the Town transfer $3,000 from the Land Bank to survey and mark the borders along the private lots along George Street that abut the town-owned Gaskill Meadows Conservation Area on 32 George Street, Niro seconded the motion and it was unanimously approved.**

The article proposing to the town sell land to F&D Central Realty was discussed. Iadarola said it set a bad precedent selling open space land to the person who encroached onto it. Niro said he saw no value to the town to sell this property. **Iadarola made a motion to recommend not supporting to authorize the Select Board to petition the Legislature to enact special legislation to authorize the use of approximately 8,100 square feet of the land described below, for general municipal purposes, including the sale thereof to F&D Central Realty Corporation, without any restrictions imposed on such use by Article 97 of the Amendments to the Massachusetts Constitution (“ Article 97”) in exchange for subjecting similar land currently not subject to Article 97 to the provisions of Article 97 in accordance with EOEA Article 97 Land Disposition Policy, dated February 19, 1998; or take any other action in relation thereto.**

**Such 8,100 square feet of land is a portion of the open space of approximately 24.16+/- acre parcel on the northerly side of George Street, gifted to the Town of Mendon in 2015, by deed recorded at the Worcester Registry of Deeds in Book 55443 Page 223.**

**The 8,100 square feet is shown as “Prop. Parcel” on a plan of land titled “Pond Meadow Estates’ Prop. Land Acquisition Plan Pond Street in Mendon, Massachusetts Scale: 40 feet to an inch horizontal Date: January 26, 2021” by Guerriere & Halnon Inc. to be recorded at the Worcester District Registry of Deeds, a copy of which is on file in the Town Clerk’s Office and on the Town website, Niro seconded the motion and it was unanimously approved.**

Mazar said to refer to the link on the trails grant. She said she is applying for an MVP grant and did not have time to write this grant, but would let others know that the grant is available.

Mazar discussed several properties that the town could possibly preserve. She hoped to have more information at future meetings. She said a visit to the Trask property was being arranged and would let the committee members know when it was set up.

The committee decide that a sign reading, “No fires allowed, unless special permission granted from the Mendon Fire Department” would be put on the Meadow Brook Woods cabin by the fire pit. The Fire Chief approved this wording.

**Barry made a motion to adjourn the meeting at 7:00 PM, Niro seconded the motion and it was unanimously approved.**

Submitted by Anne Mazar