

12/6/21

Town of Mendon
Mendon Plan Steering Committee Agenda
December 6, 2021

		Notes
1.	Call to order and Opening of	Tony Genna(<i>virtual</i>)

	Meeting	<p>Jack Hunter(<i>virtual</i>) Jaclyn Martin (Executive Director of Mendon and Milford Housing Authority) (<i>virtual</i>) Anne Mazar Ryan Saul(<i>virtual</i>) Tom Merolli (<i>virtual</i>) Ted Wood(<i>virtual</i>) Dominique DuTremble (CMRPC) (<i>virtual</i>) Lisa Hilton Kate Merten Lawney Tinio Bob Sweet Ellen Agro Kathy Schofield(<i>virtual</i>) Nick Ciantra (<i>virtual</i>)</p>
2.	<p>Introduction of Guest Participants</p> <p>Guests:</p> <p>Jackie Martin: Executive Director of Mendon and Milford Housing Authority</p> <p>Tom Meroli: Chair of Mendon's Economic Development Committee</p>	<p><u>Jackie Martin:</u></p> <ul style="list-style-type: none"> ● Safe, decent and affordable housing ● What is affordable housing? <ul style="list-style-type: none"> ○ qualification is based on income (housing authority is 'landlord'). ● Mendon Stats: <ul style="list-style-type: none"> ○ 30 - 1 bedroom units (elderly - no handicapped accessible units (wheelchair) ○ No family housing available, so no family housing data waitlist. (There are at least 11 Mendon zip code families on Milford list) ○ 1122 elderly and handicapped applicants on waiting list <ul style="list-style-type: none"> ■ 436 elderly ■ 686 handicapped ○ Contrast to 88 were on wait list in 2019 ● Community preservation fund: (CPA FUNDS) property tax/combined with fund from statewide preservation <ul style="list-style-type: none"> ○ Used to support parks, open space as well as housing ○ Can purchase land/renovation (if income eligible) ○ 10% must be allocated to open space/historic space/housing (30% total) ○ Housing \$\$ can be used in a variety of ways such as upgrading homes for safety of building ● <u>40B</u> <ul style="list-style-type: none"> ○ Affordable units (qualify with @80% of local income) ○ Nonprofits

		<ul style="list-style-type: none"> ○ Units are held in perpetuity ○ Friendly 40B (work with developer and work together) <ul style="list-style-type: none"> ● Safe Haven- when a community reaches 10% of affordable housing, gives the board the opportunity to work with the state and have more control? <hr/> <p><u>Tom Merolli</u> <u>Economic Development Committee</u> (appointed)</p> <ul style="list-style-type: none"> ● When development is done, done well <ul style="list-style-type: none"> ○ Uses Mendon guidelines ○ “Good for Mendon” ● Open for Business Breakfasts <ul style="list-style-type: none"> ○ 15-20 businesses come ○ Persistent to try to get businesses attend ○ Open Door- questions or concerns - bring to the board ● What are the biggest obstacles that local businesses are experiencing? <ul style="list-style-type: none"> ○ Application processes tend to be larger than other towns <ul style="list-style-type: none"> ■ Mendon mostly meets state guidelines ■ Constantly looking at the processes to streamline them ● Recent Issues: <ul style="list-style-type: none"> ○ Lack of Town Water/Sewer <ul style="list-style-type: none"> ■ Deterrent for businesses to move and stay in Mendon ○ Look at town owned property to develop for a bigger tax base <ul style="list-style-type: none"> ■ Some residents are opposed to this ■ Looking to pursue a balanced approach ● Recent Events: <ul style="list-style-type: none"> ○ Blackstone Valley Restaurant Week ○ Blackstone Valley Chamber of Comments (award grants) ○ Listen to groups re: signage - “red tape” and bring feedback to Board of Selectmen
3.	Nomination / Approval of Vice Chairperson	<ul style="list-style-type: none"> ● Motion to table this until the next meeting- ● Jack Hunter will be able to ask about participants next week at a meeting
4.	Approval of Minutes	Table until next meeting

5.	Review of Final Survey Results	<p>Dominique (CMRPC)/Ryan Saul:</p> <ul style="list-style-type: none"> ● 726 Total Responses ● Housing Types are most needed in Mendon <ul style="list-style-type: none"> ○ Senior housing (52%) ○ Housing for families (56%) ○ Low support for very low income ● Land use and development <ul style="list-style-type: none"> ○ Decrease industrial development ○ Increase agricultural, commercial and historic ● Q8: What types of development does Mendon need: <ul style="list-style-type: none"> ○ Multi-family residential (least support 32%) ○ Small businesses (most support 66.47%) ● Q9: What areas should be promoted for commercial, industrial or mixed- use development <ul style="list-style-type: none"> ○ Route 16 ● Q10: Parking, traffic, speed issues <ul style="list-style-type: none"> ○ Consistently mentioned: Route 16, Main ST, North Ave, Hartford Ave (E and W), ○ Providence Road ● Q11: Spend money to protect land <ul style="list-style-type: none"> ○ Yes (most respondents) ● Q13: Mendon Center: <ul style="list-style-type: none"> ○ Increase Housing (8.5%) Very Low support and 14.66%strongly opposed ● Q16 20 years, ideal Mendon Center <ul style="list-style-type: none"> ○ Over 70% small retail spaces ○ Over 50% more outdoor spaces ● Q17 Historic district - not much support (@40% answered not sure) ● Q21: Economic Development <ul style="list-style-type: none"> ○ Expand Tax base 44% support ● Q22 What type of business do you leave Mendon for <ul style="list-style-type: none"> ○ Everything but gas ● Q25 / Q 26 Water Supply/sewer <ul style="list-style-type: none"> ○ Moderate support throughout the options (streets/center/etc.) <hr/> <ul style="list-style-type: none"> ● Q27 THEMES (open ended) <ul style="list-style-type: none"> ○ Balance growth with preserving open space and rural/agricultural character ○ Speed and traffic
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6. Review of Draft Goals

- ECONOMIC DEVELOPMENT

- Goal 1-take a proactive and responsive approach to economic development
- Goal 2 -ensure business development is consistent with mendon's
- Goal 3 - growth and diversity
- Goal 4 - attract and retain small, consumer oriented, and local businesses for mendon residents and visitors to enjoy
- Goal 5 - improve town's streetscape and sidewalks to allow and promote more pedestrian and bicycle access to businesses
 - Objective: connect the town's neighborhoods with mendon town center and other business districts
- Goal 6 - Improve the town's infrastructure where necessary and feasible to ensure Mendon's economic development.
 - Objective: strategic purposeful approach
 - Objective: focus on retail and commercial
 - Objective-explore potential development opportunities along north street to expand scope of commercial development.-wait until we've exhausted other geographic options. Its historic and scenic. Loo for other routes besides 16 & 140.

- LAND USE

- Goal 1: take a proactive and responsive approach to emerging land use policy developments.
 - Obj: low impact development
- Goal 2: Identify key areas for specific types of development withing the Town and create mechanisms to encourage development in those areas.
 - Obj: zoning improvements (i.e. alternative energy/solar zoning, parking, marijuana(?), transition zones between industrial and residential zoning)
 - Obj: add recreation areas and spaces here....
 - ACTION ITEM - update and digitize zoning map
- Goal 3 : preserve and protect the town's natural landscapes and resources, open spaces, and agricultural heritage in a manner that is fiscally sound.
 - Obj: ensure that the preservation of Mendon's

small town feel, rural character, and agricultural heritage is a criteria considered in the Town's land-use decisions.

- Obj: coordinate with the State-owned land on the use and/or disposal of such land.
- Goal 4: ensure adequate infrastructure for essential and desired services, now and in the future.
 - Obj: explore the feasibility of developing town water and sewer or joining a neighboring town's lines.
- Goal 5: enhance and preserve the physical appearance of the town.
 - Objective: wayfinding and signage; storefront/facade business grants

- POPULATION AND HOUSING

- Goal 1-take a proactive approach to traditional and emerging issues in housing.
- Goal 2-ensure that new housing developments reflect Mendon's small-town feel, rural character and agricultural heritage
- Goal 3 -encourage diversity and distribution of housing types to meet the needs of families and individuals of all ages, abilities, and income levels.
 - Obj: consider future demographic and socioeconomic projections in housing development decisions to support housing that is appropriate for Mendon's expected future.
 - Obj: evaluate the need for additional senior housing
- Goal 4-Work towards compliance with affordable housing thresholds established by M.G.L. Chapter 40B.
 - Obj: continue making progress on goals that were outlined in Mendon's Housing Production Plan
 - Obj: friendly 40Bs.
- Goal 5-ensure new housing developments utilize Smart Growth principles and prioritize open space.
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7.	Next Meeting Date and Review of Interim Tasks	January 3rd 2022 at 6p.
7 A	INTERIM TASKS	1. Review draft survey and submit comments back to Dominique before the next meeting 1/3/22..
8.	Other Business	Fully funded grant received. Great news. This news came later than anticipated, so Dominique is sending our committee a draft survey/questions to review for the next section of master planning. *agenda item for visioning workshop (DD)-we will pause on visioning workshop to save money.
9.	Adjournment	7:20pm.

FYI: Route 16 on track for improvement (in 2 years)/ public meeting next month and then 2 years from then

- Sidewalks on one side, turning lanes, crossing lights, intersections to have traffic lights- conceptual
- Grocery Store will be in the lot that is the driving range and Barry's