

10/4/21  
**Mendon Master Plan Meeting**  
**October 4, 2021**  
**Town Hall**  
**6PM**

**Attendees: Jen Morgante, Pat Doherty, Robert Sweet, Lisa Hilton, Kate Merten, Dan Byer, Lawney Tinio.**

**Virtual: Dominique Dutremble, Kathy Schofield, Ryan Saul, Anne Mazar, Anthony Davis, Tony Genna**

**\*Call to order: 6:06pm**

**MINUTES**

Review and consider meeting minutes 6/23/21, 8/8/21, 9/7 by Chair Jen Morgante. Second by Kate Merten. All In Favor. Approved

**VISION STATEMENT**

Mendon Master Plan Vision Statement 10/4/2021

The Town of Mendon takes great pride in honoring our past while planning for a bright future. Our small-town atmosphere, agricultural character and heritage, beautiful open spaces, highly performing schools, and sense of community are the attributes that make Mendon a wonderful place to live. Mendon's strategic planning informs our decisions for commercial, industrial, and residential growth. As a community, we will invest in improving our infrastructure and environmental resiliency, build upon our strong education system, and strengthen our economy while preserving our open spaces and small-town feel. We will prioritize the wellness of our residents, employees, and resources to create a welcoming and thriving environment for all. We seek to encourage Mendon's residents, business owners, and leaders to work together to develop a community and culture that is rooted in respect and involvement. With this in mind, we hope to create a sense of community that encourages residents to participate in the shared purpose of improving the quality of life for the current and future residents. We are hopeful and excited for Mendon's next chapter.

Vision statement- vote to approve Vision Statement by Jen Morgante. 2nd by Pat Doherty. All in favor. Approved.

**SURVEY**

**\*722 = final count on responses to date. Great feedback from the community.**

\*Once the survey is closed, Dominique D will release results with social media, print media (Town Crier).

\*Anthony Davis-can we disseminate survey info at town meeting?

\*Bob S-maybe do a billboard?

\*Schofield- suggested powerpoint with old pics along with survey results at town meeting?

\*Dan B asking Tom Merolli about using a projector for a 2 minute video at Town Meeting?

\*Pat D offered to print results/QR Code poster.36 x 48. Dominique D will create a poster with results of the survey and Pat will print. We will display poster/QR Code for survey results at town meeting. ***Town Meeting Date is: Wednesday, November 17, 2021.***

\*Vote to close survey -Chair Morgante/ Pat D 2nds. All in favor. Approved.

## **GOALS**

\*Anthony- stick with the What and not the How

\*Discussion about Goal 1 /3 and are they redundant?

Going to be 3 tiers: Goals → Objectives → Action Items

Ryan S will look at the Land Use goals and try to add something about recreation to this.... Maybe goal 2, add an objective?

Consultants will flush out objectives and action items for next meeting

\*We could get a presenter from Mendon/Milford Housing

\*Bob Sweet: wants to talk to a bunch of people " We don't know what we don't know." The more we talk with people, the more we understand their Points of View

Move forward with goals and objectives, but as we get closer to tying in objectives and action items we need to talk with different groups.

Dominique says this is a good time to conduct that next level of outreach-

Bring in 2 people from each topic

Ask them to give a 2-5 minute overview of what they think are the most salient parts?

Let's get people in to include guest speakers to give us the 100 mile view of their expertise, and then conduct interviews to get to the nitty gritty...

Maybe have their eyes on the goals and objectives to give their opinion...

Tony G will be asking someone from Mendon Housing to come to the next meeting...

Who do we need for feedback? (Nov. 1 meeting or possibly the Dec. meeting)

Land Use: Ann Mazar, Jack Hunter, Parks: Dan Byer

Dominique will reach out to Jack

#### Economic Development

- Blackstone Chamber of Commerce
- Jack Hunter
- Tom Merolli (chair of eco. Devel. committee)

#### Housing

- Tony - will invite Jackie (exec. Director of Milford/Mendon housing)
- Bill McHenry - town's affordable housing manager
  - Dan will reach out

#### Who else:

- Water Sewer? - water commission? -- Dan will mention there is a potential discussion at a much later date.

### **REVIEW DRAFT GOALS**

#### **ECONOMIC DEVELOPMENT**

##### Goal 1

Take a proactive and responsive approach to economic development that supports existing businesses and encourages new ones.

\*Objective: Capacity

Objective: Pursue a cohesive and holistic economic development strategy that evaluates the cumulative impacts of individual projects.

##### Goal 2

Ensure business development is consistent with Mendon's small town and rural character.

\*Objective: improve the marketing of Mendon's natural spaces and agricultural heritage.

##### Goal 3

Grow and diversify the tax base to promote a fiscal sound future.

\*Objective: split tax rate

Action item: plan for sewer/water or other ways to entice businesses to come to town and pay biz tax rate

##### Goal 4

Attract and retain small, consumer-oriented, and local businesses to Mendon for residents and visitors to enjoy.

##### Goal 5

Improve the 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 infrastructure does not impede and can support desirable economic development.

\*State Sidewalk Project/Rte 16 traffic circles in process - per Dan Byer.

Anthony Davis- comments on goals- similar goals? 1 and 3? Discuss both goals to differentiate.

Bob S -asks how can we get water/sewer to attract business? Dan Byer-water board clerk - looking at water and sewer infrastructure with grant money.

### **LAND USE**

#### Goal 1

Take a proactive and responsive approach to emerging land use policy developments.

#### Goal 2

Identify key areas for specific types of development within the town and create mechanisms to encourage development in those areas.

\*Objective: zoning improvements (I.e. alternative energy (solar) zoning, parking, marijuana, transition zones between industrial and residential zoning.

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.

Objective: 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.

Objective: coordinate with the state-owned land on the use and or disposition of such land.

#### Goal 4

Ensure adequate infrastructure for essential and desired services, now and in the future.

Objective: explore the feasibility of developing town water and were or joining a neighboring town's lines.

#### Goal 5

Enhance and maintain the physical appearance of the town.

\*Objective: Obtain signage, storefront facade business grants.

Jennifer M and Kate M brought up that goals do not mention RECREATIONAL USE/RECREATION in any goals/objectives. This was a common/frequent theme from the community in the survey. Ryan S will go back through the survey and update Goals to incorporate Recreation.

### **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 and income levels.

\*Objective: consider future demographic and socioeconomic projections in housing development to support housing that is appropriate for Mendon's expected future.

\*objective: evaluate the need for additional senior housing.

Goals will be reviewed, edited/updated if needed, and reviewed and discussed further at the next meeting.

NEXT MEETING IS NOVEMBER 1. 6P AT TOWN HALL. HYBRID MEETING.

DD: HOW MANY NOW ON COMMITTEE?

MINIMUM QUORUM NOW 5. VOTED AND APPROVED.

ADJOURN: CHAIR MORGANTE: 7:15. BOB SWEET 2ND. ALL IN FAVOR.