

10/4/21

**Mendon Master Plan Meeting**

**October 4, 2021**

**Town Hall**

**6P**

**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**

- a. 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**

**\*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,**

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: 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? - let's not go too deeply into this...let's discuss that preliminarily (off line convo)- Dan will mention there is a potential discussion at a much later date.

How many are on the committee? Minimum quorum needed is now 5 (voted to adjust this).

## **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 sewer 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 community in survey. Ryan S will go back through 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 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.