

**Community Preservation Committee Meeting  
Wednesday, November 7, 2012 7:30 pm  
Town Hall Mailroom**

**Members Present:** Sue Barnett, Peter Denton, Mike Goddard, Barry Iadarola and Anne Mazar

**Also Present:** Joe Flahery, Bill McHenry, Kevin Rudden and Joe Walden

The Beaver Solutions Device for Hartford Ave . West was not discussed, because there was not a Conservation Commission member present to discuss the problem.

Kevin and Joe W. gave an update on the Boy Scout projects. AJ Bottoms is finishing up on his trail work. Anne said she would contact the Bay State Trail Riders Association to see if they might be able to help on the stream crossings. Hunter Peterson is finishing the orienteering course. Joe W. said they hope to have the Meadow Brook Woods cabin completed this winter and Kevin said they would continue to rake up the glass that is around the cabin.

**Barry made a motion to see if the town will set aside for later spending from the FY13 Community Preservation Revenues \$37,373.60 (10%) for open space; \$37,373.60 (10%) for historic preservation; \$37,373.60 (10%) for affordable housing, \$18,686.60 (5%) for administration and \$242,928.40 (65%) to the Community Preservation Budgeted Reserve, it was seconded by Peter and unanimously passed.**

Kevin discussed the need for the town to be American Disabilities Act (ADA) compliant. Mike agreed, saying that the Selectmen were concerned that public spaces were accessible to all people and did not want to have a lawsuit filed against the town for not being compliant. He also noted that it was beneficial that CPA funds were available for this and funds from the general budget did not have to be used.

**Peter made a motion to see if the town will transfer \$4,000 from the Community Preservation Administrative Account to hire a consultant to conduct American with Disability (ADA) access audits (relative to the 2010 ADA Standards and 521 CMR) for the Historical Museum, Records Room, Taft Public Library, and Town Hall and also to provide the town with Audit Reports for each building which include required remedial action and cost estimates for achieving ADA compliance, Barry seconded the motion and it was unanimously approved.**

**Peter made a motion to see if the Town will transfer \$4,000 from the Community Preservation Administrative Account to hire a consultant to conduct American with Disability (ADA) access audits (relative to the 2010 ADA Standards and 521 CMR) for the Town Beach, Memorial Field complex and Colonial Drive fields and also to provide the town with Audit Reports for each building which include required remedial action and cost estimates for achieving ADA compliance, Barry seconded the motion and it was unanimously approved.**

Joe F. discussed the need for a new playground at the site of the old playground at Memorial Field. He said the 20+ year old playground is falling apart, not ADA compliant and beyond the point of repair. He said to keep costs down, the Mendon Highway Department would demolish current playground and volunteers would help construct the playground through a "community build" format.

**Barry moved to see if the town will transfer \$130,000 from the Community Preservation Budgeted Reserve Account to replace the current playground at Memorial Park on Millville Street with a new playground, Mike seconded the motion and it was unanimously approved.**

Bill McHenry, Affordable Housing Coordinator, said he is contacting people to help him develop the direction that Mendon should be heading for affordable housing. It is and will be a process of data collection and education to townspeople. He is also investing the possibilities to rehab the town-owned property at 63 Uxbridge Road received through a tax taking. He is contacting Habitat for Humanity and other volunteer groups to fix the house, make it affordable and sell it, bringing in income into the town and providing the town with an

affordable home. Bill will be attending the CPA workshop on 12/1/12 to learn more how the CPA funds could be used for affordable housing.

**Peter made a motion to accept the minutes of 9/4/12, it was seconded by Mike and unanimously approved.**

**Peter made a motion to adjourn the meeting at 850 pm, it was seconded by Mike and unanimously approved.**

Submitted by Anne Mazar

**Community Preservation Committee Meeting  
Tuesday, September 4, 2012 7:30 pm  
Town Hall Mailroom**

**Members Present:** Bill Aten, Peter Denton, Mike Goddard, Barry Iadarola, Anne Mazar and Wayne Wagner. **Also Present:** Bill McHenry and Smith, Shirley Smith.

The demolition of the Housing Authority Barn was discussed. Anne said that if there is a financial penalty, the Administrative CPA Account should be reimbursed \$3,900 for the assessment of the barn. Wayne said there would be a report to the Board of Selectmen about why the demolition bylaw was inadvertently bypassed. He said the \$16,000 CPA Historical Preservation funds voted to spend on fixing the barn roof would be transferred back into the CPA account.

Anne described the beaver dams at the Inman Pond and Lake Nipmuc and suggested that Mike Callahan of Beaver Solutions fix the problem permanently by installing a Beaver Solution Device that allows water to flow under the dam without the beavers detecting it. The beavers to not need to be killed and the water level is stabilized.

**Wayne moved to allocate up to \$150 from the CPA Administrative Account to assess the cost to install the Beaver Solution Devices in the Inman Pond and Lake Nipmuc, it was seconded by Barry and unanimously approved.**

**Wayne moved to allocate \$5,000 from the CPA Budgeted Reserve Account to be used for the purpose of installing a Beaver Solution Devices to prevent excess blockage by the beaver dams at Inman Pond and Lake Nipmuc, it was seconded by Barry and unanimously approved.**

Bill McHenry, Affordable Housing Coordinator, gave the committee an update.

**Barry moved to reimburse Bill McHenry, Affordable Housing Coordinator, \$65 from the CPA Administrative Account for two affordable housing workshops he will be attending this fall, it was seconded by Peter and unanimously approved.**

**Peter moved to accept the minutes of the April 12, 2012 meeting, Wayne seconded the motion and it was unanimously approved.**

**Peter made a motion to approve the minutes of June 6, 2012 Barry seconded the motion and it was unanimously approved.**

**Peter made a motion to accept the minutes of the June 25, 2012 meeting, Wayne seconded the motion and it was unanimously approved.**

**Barry made a motion to adjourn the meeting at 8:50 pm, Wayne seconded the motion and it was unanimously approved.**

Submitted by Anne Mazar

### **CPC Meeting Minutes 6-25-2012**

Present:

Sue Barnett, Peter Denton, Jane Lowell, Bill McHenry, Tony Willoughby, Susan Darnell, Mike Ammendolia, Mike Goddard, Bill Aten, Wayne Wagner, Ellen Wagner

**Re: Article 21 – Peter motioned to allot \$16,000 to stabilize barn roof, Sue seconded, all in favor;** 3 duplicate applications were received for this

**Re: Article 22 – Peter moved to pass over, Wayne seconded;** followed by discussion from Sue Darnell: use CPA funds?, not “historical”, rectory affordable housing?, suggest remove breezeway to “disconnect” the two – understood that “passing over” does not eliminate from further discussion/evaluation by AH coordinator – all in favor

**Re: Article 23 – Peter moved to pass over, Wayne seconded,** all agreed needs more investigation, more involved than town (state, eg), all in favor

**Re: Article 24 – Peter moved to pass over, Mike Goddard seconded,** all in favor; will pass on voting for appraisal money until involved have had a chance to look at property

Followed by discussion of what was required to “pass over” at meeting; Tony Willoughby read what will be presented to town re: barn tomorrow night- Peter will present

**Followed by Sue Barnett being voted as co-chair, nominated by Wayne and seconded by Peter**

Sue will call/email Margaret to cancel meeting tomorrow

Meeting adjourned at 19:40

Submitted by Sue Barnett

**Community Preservation Committee Meeting  
June 6, 2012 at 7:30 pm  
BOS Meeting Room**

**Members Present:** Bill Aten, Sue Barnett, Peter Denton, Barry Iadarola (arrived at 7:52) and Anne Mazar.

**Also Present:** Amy Dewitt, Jane Lowell, Lou Machitelli, Mark Reil (arrived at 8:00), Gary Smith, Shirley Smith, and Tony Willoughby.

Gary presented a plan to have the town buy a 25-acre parcel of land, owned by John Gannett, located behind Miscoe Hill School. To be used as land for recreation fields and passive recreation. There is access to the property from Miscoe Hill School and from a dirt cart path on Old Miscoe Hill. It includes a pond and scenic views towards Boston. The price Gary offered was \$200,000. Anne asked if Bill Ambrosino, has been interested in sports fields, had been contacted. Gary said yes and he was interested. Anne said the committee would like to hear the plans for the sports fields. Sue and Shirley said that the town was in need of sports fields. Peter said that an appraisal would need to be done to determine the value of the land. Anne asked if the Park Commissioners were involved, since they would be responsible for the property. Gary said not yet. It was decided that the committee needed to collect more information to decide on the property. Sue Barnett said that she would follow through on organizing a walk, talking with the Park Commissioners, talking with Bill Ambrosino and figuring out if the land is suitable for fields etc. After this information is collected the committee would decide on whether or not to spend the CPA Administration Account funds to do an appraisal. This article most likely will be passed over at the June 26<sup>th</sup> Special Town Meeting.

Jane made a presentation on the Housing Authority Barn requesting funds to have an evaluation done to determine the cost to fix the roof, which needs emergency stabilization and needs to be fixed. She showed photos and explained the historical significance of the barn. Peter asked if the state would pay for it, since the state owns the building. Jane said they thoroughly investigated that, but there were no funds available. Amy said that it was one of the last old barns in Mendon and they did not want to see it demolished. Jane also said that the Historical Commission would be giving back \$23,600 from the Olney Taft house renovation, because they received funding from the developer. **Sue made a motion to transfer \$3,900 from the Community Preservation Administrative Account to do an assessment to determine the cost of fixing the roof on the Mendon Housing Authority Barn, Bill seconded the motion and it was unanimously approved.**

Jane also informed the committee that St. Michael's Church was not historically significant and therefore CPA funds could not be used for the library renovations. It was also decided that St. Michael's Church parish house would not be a good site for an affordable house. This article will also be passed over at the June 26<sup>th</sup> Special Town Meeting.

Shirley told the committee that the outlet on Lake Nipmuc was so overgrown that they could not use CPA funds to fix it and will have to apply for a 319 grant to fix the problem. Shirley asked if CPA funds could be used to hire an engineer to fill out the forms for state "319 Grant." Anne said she thought yes, but would look into it and get back to Shirley. Shirley said Patrick Dougherty might be able to help, but she was not sure and would find out if he could help. This article will be passed over at the June 26<sup>th</sup> Special Town Meeting.

Shirley said that John Gannett bought the Congdon's field, because they may be artifacts on the property included an old garrison. Shirley was wondering if CPA funds could be used to do archeological digging and research. Anne said it should fit in the category of historical preservation.

Anne asked if anyone could read the motions at the special town meeting and Sue volunteered.

Lou Machitelli attended the meeting and is interested in serving on the committee. Anne said he needed to send a letter to the Board of Selectmen. Anne said she would send a recommendation to the BOS.

The five Affordable Housing Coordinator candidates were interviewed. **Barry made a motion to hire Bill McHenry as Mendon's Affordable Housing Coordinator, Peter seconded the motion and it was unanimously approved.** Anne will contact the BOS to move the process forward. Shirley offered to help the person in this position get acclimated during the summer.

Barry made a motion to adjourn the meeting at 9:50 pm, Sue seconded the motion and it was unanimously approved.

Submitted by Anne Mazar

**Community Preservation Committee Meeting  
April 12, 2012 at 7:30 pm  
BOS Meeting Room**

**Members Present:** Bill Aten, Sue Barnett, Peter Denton, Barry Iadarola and Anne Mazar.  
**Also Present:** Shirley Smith.

**Sue made a motion to accept the minutes of March 14, 2012, Peter seconded the motion and it was unanimously approved.**

**Peter made a motion to transfer \$96, 239 from the Community Preservation Budgeted Reserve Account to fund the open space portion of the FY13 Fino Land Debt Exclusion, Barry seconded the motion and it was unanimously approved.**

The Affordable Housing Coordinator job description was discussed. Sue asked why it needed to be a person with a Bachelor's degree. Anne said that was a recommendation, however if a qualified person did not have a degree, but was competent and had good experience, they could be chosen. Shirley said one of the job duties should include that they put together a plan to have Mendon be "housing certified." She also recommended that they work on an inclusionary bylaw and support the local housing authority. Anne said that funding was included to cover the cost of advertising for the position.

**Sue made a motion to transfer \$20,000 from the Community Preservation Affordable Housing Account to hire a one-year, part-time Affordable Housing Coordinator to work on affordable housing projects in Mendon, and to cover the costs for advertising the position, Barry seconded the motion and it was unanimously approved.**

Peter suggested that the St. Michael's Church parish building might be good for an affordable house. Some of the CPC Affordable Housing funds could be used to purchase a portion of the building, while the library could purchase and use the main part of the church for the library. The committee agreed this was a good idea. Anne will talk with Susan Darnell, who is a Library Trustee, about this idea.

**Barry made a motion to adjourn the meeting at 8:45 pm, Peter seconded the motion and it was unanimously approved.**

Submitted by Anne Mazar

**Community Preservation Committee Meeting  
March 14, 2012 at 7:30 pm  
Town Hall Mail Room**

**Members Present:** Sue Barnett, Barry Iadarola, Anne Mazar and Wayne Wagner.  
**Also Present:** Shirley Smith

Anne said the CPA affordable housing account has over \$270,000 dollars in the account. Open space preservation, historical restoration and recreation all have champions for these causes, while affordable housing does not. Anne suggested that the affordable housing funds be used to fund a temporary, part-time housing coordinator. This has been done successfully in other towns. The position could be a stipend for 10-20 hours per week for a year. If the position is successful, then the time period could be extended. Barry asked how much the person would be paid. Anne said this and other details would have to be decided between now and the town meeting, but maybe in the range of \$15,000. Anne said this person could write grants, investigate state programs and follow through on the affordable accessory apartments idea. Shirley said it is very important for the town to do something to provide affordable housing. If not, a developer can build a 40B subdivision, with 25% of the houses affordable and then bypass the towns zoning bylaws. Barry said that the 40B for Cobbler's Knoll has not gone well at all.

**Wayne made a motion to authorize adding to the Annual Town Meeting warrant hiring a temporary, part-time housing coordinator position, funding to be appropriated from the CPA Affordable Housing Account, to work on affordable housing projects in Mendon, Barry seconded the motion and it was unanimously approved.**

**Barry made a motion to accept the minutes of the 11/10/11, Wayne seconded the motion and it was unanimously approved.**

Anne explained that this year would be the third year of the removal process for the invasive, non-native water chestnut weed on the Inman Pond. For the past two years, Lycott Environmental has removed more than 100 tons of the weeds. It may take two more years of mechanical removal to get the problem in control, because of the recent warm weather. The Trustees of Reservation will pay \$8,000 towards the project and the town would need to spend \$6,000 to have the job done this June. Lycott also requested that two volunteer days be set up with about 20 volunteers per day to help with the hand weeding in the shallow areas. This will save the town money and also educate volunteers for future years when volunteers would be monitoring and pulling the stray weeds to keep them in check. Anne will contact Donna Neely of the Blackstone River Watershed Association for ideas of how to organize the volunteer days, since they did a similar project. Mark Reil will organize the volunteer effort.

**Sue made a motion to spend \$6,000 of Community Preservation Open Space account funds for the removal of the invasive, non-native water chestnut weed on the Inman Pond on the Meadow Brook Woods property in the spring of 2012, Wayne seconded the motion and it was unanimously approved.**

**Barry made a motion to pay the Community Preservation Coalition dues of \$750 from the CPA Administrative account, Sue seconded the motion and it was unanimously approved.**

**Sue made a motion to adjourn the meeting at 8:17 pm, Wayne seconded the motion and it was unanimously approved.**

Submitted by Anne Mazar