

**Community Preservation Committee  
Meeting Minutes  
Thursday, November 7, 2013 7:30pm  
Mail Room**

**Members Present:** AJ Byrne, Peter Denton, Mike Goddard, Barry Iadarola, Anne Mazar and Wayne Wagner **Others Present:** Willem Angenent

Dan Byer, Park Department Administrative Clerk, presented two CPA applications. One application was for the tennis courts for \$25,452 to seal the cracks, resurface the court and installing a new net. The other application was for the basketball court for \$16,748 to seal the cracks and resurface the court. Barry asked Dan to get estimates to reclaim the asphalt and repave the tennis courts, so that the committee would have a comparison point. Peter suggested getting more than one estimate. Dan said he would do that.

Anne contacted the Paddock/D'Allessandro lawyer to request that the vote on the ~70 acre property at 52 Providence Rd. be voted on at the February special town meeting in order for the committee to have time to walk the property, decide how much of the property the town would pay for future senior center and highway building expansion and how much the CPA funds would cover for open space and possibly affordable housing. Peter said he did not want to see housing on the property and suggested that it might be good for sports fields. Anne said that the article would be passed over. Anne will make arrangements to walk the property.

**Mike made a motion to see if the town will vote to appropriate, under the authority of Chapter 44B, The Community Preservation Act, \$580,000 from the Community Preservation Budgeted Reserve Account, for the purpose of purchasing for conservation and passive recreation purposes, known as the Gannett property consisting of 97+/- acres in Mendon on the John and Ute Gannett properties, which are shown on the Tax Assessor's Maps as Map 16, Parcel 48, and described in a deed recorded at the Worcester County Registry of Deeds in Book 43281, Page 253; and Map 16, Parcel 79, and described in a deed recorded Book 45531, Page 299; and Map 21, Parcel 17, Book 48980, Page 89. Also a 5 acre parcel recorded at the Worcester County Registry as Deed Book 1089 page 128 N/F Sarah F Towne a/k/a Sarah Hogarth, which is not reflected on the Tax Assessor's Map, that said land be conveyed to said the town of Mendon under the provisions of Massachusetts General Laws, Chapter 40, Section 8c, and as it may hereafter be amended and other Massachusetts statutes relating to Conservation, to be managed and controlled by the Conservation Commission of Mendon, and the Conservation Commission and the Board of Selectmen be authorized to file on behalf of Mendon any and all applications deemed necessary for grants and /or reimbursements from the Commonwealth of Massachusetts deemed necessary under Chapter 132A, Section 11 and/or any others in any way connected with the scope of this Article, and the Town of Mendon and the Conservation Commission be**

authorized to enter into all agreements and execute any and all instruments as may be necessary on behalf of Mendon to affect said purchase, including granting a perpetual conservation restriction in accordance with M.G.L. Chapter 184, as required by Section 12(a) of Chapter 44B or Chapter 293 Section 10 of the Acts of 1998 as amended, as may be necessary on behalf of the Town of Mendon to affect said purchase. Said conservation restriction may be granted to The Metacomet Land Trust or any other organization qualified and willing to hold such a restriction. This vote is contingent on the \$315,630 partial reimbursement of the LAND Grant to the Community Preservation Budgeted Reserve Account and the positive vote to appropriate or take any action in relation thereto, Barry seconded the motion, There were five yeas and one abstention from Wayne, because his property abuts this land.

Barry made a motion to set aside for later spending from the FY14 Community Preservation Revenues \$37,222 (10%) for open space; \$37,222 (10%) for historic preservation; \$37,222 (10%) for affordable housing, \$18,611 (5%) for administration and \$241,944 (65%) to the Community Preservation Budgeted Reserve, it was seconded by Peter and unanimously approved.

Wayne made a motion to accept the minutes of the 9/26/13 meeting, Barry seconded the motion and it was unanimously approved.

Barry made a motion to adjourn the meeting at 8:36 pm, Mike seconded the motion and it was unanimously approved.

Submitted by Anne Mazar

**Community Preservation Committee  
Meeting Minutes  
Thursday September 26, 2013 7:30pm  
Select Board Meeting Room**

**Members Present:** Bill Aten, Peter Denton, Mike Goddard, Barry Iadarola, Anne Mazar and Wayne Wagner **Others Present:** Willem Angenent, Bill McHenry, Mark Reil, Kevin Rudden, and Shirley Smith

Kevin said the ADA path has not been constructed yet, because he wanted to the work later in the fall when there were less sports activities. He also wants to bid all the paving jobs in this park to get a lower price for the job. He said the previous motion needed to be amended to include the handicapped parking areas. **Wayne made a motion to see if the town would vote to amend Article 19 of the May 3, 2013 Annual Town Meeting warrant to include "and for the purpose of paving handicapped parking spaces in the ball field parking lots," or take any action in relation thereto, Bill seconded the motion and it was unanimously approved.**

The 21-acre Miscoe Springs property (89 Northbridge Road) was discussed as a future water source for the town. Mike Watson said the property was for sale for \$3 million. Barry said the price was high, because it was permitted to use the well as a water source. Barry said the town could purchase the property at the appraised value through eminent domain. Shirley said she believed there was an iron and manganese issue with the water from heavy extraction of the water when it was a water bottling plant and it could be very costly to treat it. The committee agreed that water tests should be done before the town considered purchasing the property. Anne said CPA funds could be used to purchase the property, but would like to see matching funds accompany an application, since almost every project has met this goal.

The 70-acre Paddock & D'Alessandro property (52 Providence St) was discussed for possible town purchase. Kevin Rudden said it was a key property, because the Senior Center will need to expand and it abuts the Highway Barn. Shirley said that the proposed Village District could be expanded to accommodate this property for garden apartments. Mike Goodard asked if it could be used for active recreation. Anne said the property needed to be walked to see the property. Barry said wait until the leaves are down. Anne said it also abutted former Paddock property and Puffer Drive 30+ acre town-owned open space and this property would be a good addition, since Muddy Brook runs through it. Bill McHenry said that he would investigate having an easement through the open space conservation restriction, which he is working on with the Metacomet Land Trust, from the 30-acre parcel to the 70-acre parcel. The committee agreed that the property would need to be walked to determine what it could be used for. Anne will set up a walk.

Wayne said the Joy Fount Horse Trough was damaged by a car that hit the monument located in the traffic island on the intersection of North Ave and Route 16. He said there was \$1000 insurance money, which would repair the trough. Wayne said they would like to move it so that it would not get hit again, but this would cost \$5,000 to move. Anne suggested they fix the trough and leave it and when that intersection is reconstructed, which might happen in the next few years, the trough could be moved as part of that project. Wayne said he would bring this idea back to the Historical Commission.

Shirley submitted an application to request CPA funds as matching funds for a \$50,000 matching grant for the Mendon Town Forest to enhance the trails, identify historical sites, add signage, link trails to abutting properties, add gates to prevent motorized vehicle traffic and other improvements for tourism and recreation. Shirley said there has been at least \$2,000 of in-kind donations and she would like to request \$8,000 from the CPA funds to meet the requirement of a 20% match. **Wayne made a motion to recommend to town meeting to transfer from the Community Preservation Open Space Account funds \$8,000 to fund the Department of Conservation and Recreation Trails Grant, contingent on the award of the grant, Mike Goddard seconded the motion and it was unanimously approved.**

**Mike made a motion to approve the minutes of the 6/13/13 meeting, Peter seconded the motion and it was unanimously approved.**

**Barry made a motion to adjourn the meeting at 9:00 pm, Peter seconded the motion and it was unanimously approved.**

Submitted by Anne Mazar

**Community Preservation Committee  
Meeting Minutes  
Thursday June 13<sup>th</sup>, 2013 6:30pm**

Members Present: Wayne Wagner, Peter Denton, Mike Goddard, Barry Iadarola, and Sue Barnett

Barry made a motion to accept minutes of the 5/16/13 meeting, Mike seconded, and unanimously approved.

**Peter made a motion to approve expenditure of \$2500, half the cost of Records Room roof, as requested by the Historical Society, Wayne seconded, and unanimously approved.**

At 6:40, Barry made a motion to adjourn, Peter seconded, and unanimously approved.

Submitted by Sue Barnett

**Community Preservation Committee  
Meeting Minutes  
Thursday May 16<sup>th</sup>, 2013 6:30 pm  
Town Hall BOS Meeting Room**

**Members Present:** Bill Aten, Sue Barnett, Peter Denton, Mike Goddard, Barry Iadarola, Anne Mazar and Wayne Wagner **Also Present:** Willem Angenent and Mark Reil

**Wayne made a motion to accept the minutes of the 4/25/13 meeting, Sue seconded it and it was unanimously approved.**

Anne presented a 90-acre parcel on Millville Road that includes a great blue heron rookery, woodlands, at least one significant vernal pool, trails, cart paths and valuable wildlife habitat. Anne said that Patrice Murphy and she would like to apply for a matching grant to use with CPA funds to preserve the property, but would need the property appraised in order to determine the value of the property. **Wayne made a motion to transfer \$5,000 from the Community Preservation Administration Account to pay for an appraisal by a certified or licensed appraiser; it was seconded by Sue and unanimously approved.**

Anne showed a property on 120 Chapin Street in Uxbridge that abuts the Cormier Woods property that was for sale. Twenty of the acres are in Mendon. Anne suggested that jointly, with the Trustees of Reservations and the Town of Uxbridge, the property could be preserved with Mendon using CPA funds to protect the property in Mendon. She said there would be a site walk on the property on Wednesday, May 22<sup>nd</sup> at 3 pm for anyone interested in seeing the property.

Mike asked if either of the properties previously mentioned would be good for sports fields. Anne said no, because of poor access, no parking, the pieces are wooded and not flat. Wayne suggested that he look at the lot on the old airport land that was once used for a field. Anne said that location would

be excellent for a field, because there would be ample street parking and easy access. Mike said he would investigate to find out who owns it and whether or not they would be willing to lease the property to the town. Anne said that the field would need to be graded and fixed up and that CPA funds could be used for this. Barry suggested that the town-owned Fino fields be looked at for sports fields, since they are open and have parking. Sue said any field should be a multi-purpose field, since so many teams need sports fields.

Sue said the community-build for the playground went really well. The excavation ended up being more than Alan Teteault could provide. Since the date for the build was set, they had to hire Bruce Roy who did it at the last minute and at a reduced rate. **Barry made a motion to recommend to town meeting to transfer \$7,500 from the Community Preservation Budgeted Reserve Account to fund the excavation of the new playground at Memorial Field, Mike seconded the motion and it was unanimously approved.**

The ADA projects were discussed. Peter suggested using the asphalt millings (the grindings of old asphalt) for the handicapped parking spots to save money. He said they would provide a good surface. Sue requested a map of the paths for the Memorial Field. Mike said that he would like to see a schedule of when the jobs would be done with cost estimates. Anne said that Kevin would be getting several bids on the ADA projects to get the best prices and contractors. Anne said she would invite Kevin to a meeting to give the committee this information.

**At 7:30 Wayne made a motion to adjourn, Peter seconded it and it was unanimously approved.**

Submitted by Anne Mazar.

**Community Preservation Committee  
Meeting Minutes  
Thursday April 25th, 2013 6:00 pm  
Town Hall BOS Meeting Room**

**Members Present:** Sue Barnett, Peter Denton, Barry Iadarola, Anne Mazar and Wayne Wagner **Also Present:** Bill McHenry

**Peter made a motion to accept the minutes of 3/12/13, Sue seconded the motion and it was unanimously approved.**

There was a discussion on using CPA funds towards the Master Plan. Peter questioned the funding. He asked the total of the Master Plan project. Anne said the total was \$35,270 and they were asking for 5,772. Anne reported that the Community Preservation Coalition said that as long as it related to the CPA uses and the committee would use the document to evaluate future projects it was fine. Anne said the maps would also be helpful for the Mendon Open Space and Recreation Plan, which is a document used to evaluate CPA applications related to recreation and open space projects. **Sue made a motion to transfer \$5772 from the Community Preservation Administration Account to fund the sections of the Mendon Master Plan relating to affordable housing, recreation, historical preservation and open space preservation, Sue seconded the motion and it was approved with four yes votes and Peter abstaining.**

After a discussion, **Peter made a motion to recommend to the town meeting to transfer a \$10,000 from the Community Preservation Budgeted Reserve Account for the purpose of making the walkway between the Town Beach parking lot off Taft Avenue and the Memorial Field parking lot off Millville Road to be handicapped-accessible, it was seconded by Sue and unanimously approved.**

After a discussion, **Wayne made a motion to recommend to the town meeting to transfer \$20,000 from the Community Preservation Affordable Housing Account to renew one more year to the position of the part-time Affordable Housing Coordinator, Bill McHenry, it was seconded by Peter and unanimously approved.**

After a discussion about the vandalism at Memorial Park, **Peter made a motion to recommend to the town meeting to transfer from the Community Preservation Budgeted Reserve Account \$20,000 to purchase and install a camera surveillance system to protect the recreation complex at Memorial Park, it was seconded by Wayne and it was unanimously approved.**

**Peter made a motion to recommend to town meeting to transfer \$96,704 from the Community Preservation Budgeted Reserve Account to fund the open space portion of the FY14 Fino Land Debt Exclusion, it was seconded by Sue and unanimously approved.**

The committee decided to wait on funding an assessment on the Cox house until Barry found out from the Planning Board whether or not land around the house could be carved out and then the same amount carved off the current house lots in the subdivision to make up the acreage in the open space portion of the open space subdivision.

**At 7:40 pm Sue made a motion to adjourn, it was seconded by Peter and unanimously approved.**

**Community Preservation Committee  
Meeting Minutes  
Tuesday, March 12, 2013 7:30 pm  
Town Hall BOS Meeting Room**

**Members Present:** Bill Aten, Sue Barnett, Peter Denton, Mike Goddard, Barry Iadarola, Anne Mazar and Wayne Wagner **Also Present:** Will Angenent, Bill McHenry, Larry Pearson, Mark Reil, Kevin Rudden, Shirley Smith and Mike Watson

Kevin presented the ADA report to the committee. He said the total of the jobs was \$350,000 including mitigations options to greatly reduce the cost for the Records Room, the Historical Museum and Colonial Field. He said the town needs to have a plan with a timeline to make the necessary changes, because if the town were sued, they would have to show that the required ADA changes have been made or there are plans to do so. Wayne said the historical buildings could be waived. Kevin said the problem with the town hall is that ADA changes were already made, but they were

done incorrectly, so now they have to be corrected. Larry asked if there was Federal money available. Kevin said in the 90s when the town was supposed to have complied with the ADA laws there was funding, but now there is not. Mike Watson offered the contact information of Chris Baker, a person certified to make ADA assessments, to use for a free second opinion. Mike Goddard said that now that the ADA plan is done the town has some time to make the improvements. Peter said that each item should be voted on separately. Anne asked Kevin to come up with a schedule over several years to make the ADA improvements using CPA funds to spread out the financial impact. Sue suggested that the first ADA changes should be with the walkway to the playground, since they hope to be starting construction this spring/summer. The general consensus was that CPA funds could be used, but wanted Kevin to make sure that all alternatives are investigated to save the town money. Kevin said he would also look at how to further save money on the ADA improvements. Anne will put a placeholder on the Annual Town Meeting (ATM) warrant for this item.

Shirley explained the need to remove the roots and growth on the Lake Nipmuc Outlet and said it would be a one-time job. It would allow the natural flow from the Lake and would prevent flooding. Shirley said they would be saving \$3,300 by not removing the vegetation moved from the site of the Lake. Fred Phipps said the weeds could be disposed of on his property. She said in the future they might come to the CPC to request funding to fix a potential beaver dam problem.

**Mike Goddard made a motion to recommend to the town meeting to transfer \$15,500 from the Community Preservation Budgeted Reserve Account to remove and transport to an abutting off-load location, one acre of the vegetation and root masses in front and on either side of the Meadow Brook outlet, located on the southerly end of Lake Nipmuc, this spring/summer of 2013, it was seconded by Peter and unanimously approved.**

Anne explained that the water chestnut weeds are a lot worse on the Inman Pond than was originally predicted, because of a heavy seed bed and the warmer than usual weather. Lycott Environmental predicts at least two more years of removal will need to be done. Anne said that this summer there were two volunteer hand-weeding days that were very successful and that will continue this summer. The Trustees of Reservations will be putting in up to \$12,000 towards the project.

**Barry made a motion to recommend to the town meeting to transfer \$6000 from the Community Preservation Budgeted Reserve Account to fund the removal of the non-native invasive water chestnut weeds in the Inman Pond on the Meadow Brook Woods property in the spring/summer of 2013, it was seconded by Sue and it was unanimously approved.**

Sue said that the Park Commissioners would like to install security cameras at the playground and the multipurpose field to prevent the vandalism that has been occurring at the park. The consensus was that the property needed to be protected. Anne will put a placeholder on the ATM warrant.

**Sue made a motion to accept the minutes of 1/24/13, Barry seconded the motion and it was unanimously approved.**

Anne said that she would like to renew the funding for Bill McHenry in the position of the Affordable Housing Coordinator at the ATM, since this year was a learning year for Bill. The committee agreed and Anne will put a placeholder on the ATM warrant. Mike Goddard also suggested that the zoning bylaws relating to affordable housing and the affordable housing trust town bylaw all be put on the June special town meeting. Larry suggested that the tax taken land that the town owns could be put towards affordable housing.

**Wayne made a motion to use \$25 in the CPA Administrative account to pay for Bill's conference fee, Sue seconded the motion and it was unanimously approved.**

**Peter made a motion to adjourn the meeting at 9:05 pm, Wayne seconded the motion and it was unanimously approved.**

Submitted by Anne Mazar

**Community Preservation Committee Meeting  
Thursday, January 24, 2013 7:30 pm  
Town Hall Mailroom**

**Members Present:** Bill Aten, Peter Denton, Mike Goddard, Barry Iadarola and Anne Mazar  
**Also Present:** Will Angenent, Bill McHenry, Shirley Smith and Tony Willoughby

Tony explained to the committee that the Historical Commission deemed the barn on 133 North Avenue across from Miscoe School to be historically worthy for CPA funds. Tony has contacted the builder, Mark Rizoli, to let him know that if he would like CPA funding he needs to fill out an application and put a historical preservation restriction on the façade of the barn. Tony also said that the town should have a signed agreement between Rizoli and the town before any CPA funding is disbursed. It would require a CPC and town meeting vote for approval. The committee will only move forward if an application is submitted.

Bill gave an update on the affordable housing. He recommended that an Affordable Housing Trust, and eventually a committee, be put in place. The AHT would require the AHT Board and the Select Board approve spending, but it would not require a town meeting vote. This would allow more agility for when a timely payment needed to be made when purchasing property or supplementing an eligible buyer purchasing an affordable unit. Mike suggested that the Affordable Housing Trust bylaw be put on the June town meeting along with the Inclusionary Bylaw, the Accessory and Affordable Apartment Bylaw and the Village District Bylaw. Peter suggested that the Inclusionary Bylaw not allow the developer to set aside funds for affordable housing, but require the developer to build the affordable units. Mike said if the funds sit in an account, they do not add an affordable unit to the town inventory. Bill explained that sometimes the funds equivalent to building one house could be used to make several affordable units through incentives for people to convert their apartments to affordable units. Shirley and Bill said they would work on refining the bylaws and get back to the committee.

**Peter made a motion to pay the Community Preservation Coalition \$750 dues, Barry seconded the motion and it was unanimously approved.**

**Barry made a motion to approve the minutes of the 11/7/12 meeting, Peter seconded the motion and it was unanimously approved.**

Mike brought up the possibility of the town buying Miscoe Springs as a back-up town water supply. Shirley gave the history of the situation and said that the water would need to be treated, because Miscoe Springs pumped out close to 50,000 gallons of water a day illegally and the water became tainted with manganese and iron. Barry said that he thought if the well were not drawn from for a period of time, the water supply would recover. Mike suggested that a water hydrologist evaluate the well. Shirley agreed this was a good idea.

**Barry made a motion to adjourn the meeting at 9:15 pm, Peter seconded the motion and it was unanimously approved.**

Submitted by Anne Mazar