

**Community Preservation Committee Meeting  
November 29, 2010 at 6:30 pm  
Miscoe Hill Middle School**

**Members Present:** Sue Barnett, Peter Denton, Anne Mazar, Dennis Shaheen and Wayne Wagner. **Also Present:** Mark Reil

**Sue moved to spend \$104 from the Community Preservation Open Space Account to complete payment on the 2010 removal of the invasive, non-native water chestnut weed on the Inman Pond on the Meadow Brook Woods property, Dennis seconded the motion and it was unanimously approved.**

**Dennis moved to override the motion from the October 21, 2010 meeting and 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 2011, Peter seconded the motion and it was unanimously approved.**

**Sue moved to appropriate \$777 from the Community Preservation Budgeted Reserve Account to fund the open space portion of the FY11 Fino Land Debt Exclusion, Peter seconded the motion and it was unanimously approved.**

The committee then attended the special town meeting.

Submitted by Anne Mazar

**Community Preservation Committee Meeting  
October 21, 2010 at 7:30 pm  
Town Hall Mailroom**

**Members Present:** Bill Aten, Sue Barnett, Peter Denton, Anne Mazar, Dennis Shaheen and Wayne Wagner. **Also Present:** Mark Reil

**Peter made a motion for Anne to be the chair of the committee, Sue seconded the motion and it was unanimously approved.**

**Sue made a motion to accept the minutes of the April 29, 2010, Wayne seconded the motion and it was unanimously approved.**

The purchase of the Paddock property was discussed. Dennis said that the assessed value is in the \$70,000 range and the appraised value is always higher, so he suggested not wasting thousands of dollars on appraising the property. Anne showed photos of the property. Dennis pointed out that a healthy section of the Muddy Brook ran through the property and the property contained wetlands and upland. Anne requested that Dennis find out who owns the small section of Muddy Brook that connects the Paddock property to the town-owned Mendon Highway Barn property. Peter pointed out that the Paddock property abuts town-owned land on the corner of Hartford Avenue and Providence Road. Anne said that it also abuts the back lots of the Cobbler's Knoll subdivision, which will remain open space.

**Peter made a motion to recommend the expenditure of the sum of \$35,000 from the Community Preservation Open Space account, for the purpose of purchasing the 18-acre Paddock property, parcel 74 Providence Road, Map 17 on the Mendon Assessor's Maps, for conservation and passive recreation purposes, and to be permanently preserved through a perpetual conservation restriction, it was seconded by Sue and unanimously approved.**

**Peter made a motion to set aside for later spending from the FY11 Community Preservation Revenues \$35,485 (10%) for open space; \$35,485 (10%) for historic preservation; \$35,485 (10%) for affordable housing, \$17,742 (5%) for administration and \$230,651 (65%) to the Community Preservation Budgeted Reserve, Bill seconded the motion and it was unanimously approved.**

Anne showed photos of the 60 tons of the invasive water chestnut weed that were removed from the Inman Pond on the town-owned Meadow Brook Woods property. She said that it would take two more years until volunteers would be able to monitor the weed by hand pulling. Anne said burning the weed, instead of paying to have it disposed of, could save money and she has talked with the Boy Scouts who are interested in doing this. She also said she would find the \$9,000 through donations if \$3000 could be paid through CPA funds

**Peter made a motion to spend \$3000 of Community Preservation Open Space account funds for the removal of the water chestnut weed on the Inman Pond on the Meadow Brook Woods property in the spring of 2011; it was seconded by Sue and unanimously approved.**

Wayne told the committee that the Historical Commission is trying to get \$100,000 from the Cobbler's Knoll development to pay for the full cost of the repairs of the Onley Cook Shop and not use CPA funds. They have so far received \$26,000 from the developer.

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

Submitted by Anne Mazar

**Community Preservation Committee Meeting  
April 29, 2010 at 7:30 pm  
Town Hall Mailroom**

**Members Present:** Bill Aten, Peter Denton, Barry Iadarola, Anne Mazar, Dennis Shaheen and Wayne Wagner. **Also Present:** Mark Reil, Jane Lowell and Amy Dewitt.

Jane and Amy, from the Mendon Historical Commission, made a presentation requesting funding to restore the Olney Cook Shop, located at the entrance of Cobbler's Knoll subdivision. They had an assessment report done to plan the restoration project. They requested \$20,000 to restore the windows and roof on the building to secure the shop. The Historical Commission will be contributing \$4,500 towards this portion of the project and plan to apply for MPPF grant funding to help pay for the rest of the project. **Dennis made a motion to recommend the appropriation of \$20,000 from the Community Preservation Historical Preservation Account towards the restoration of the windows and roof of the Olney Cook Shop, Wayne seconded the motion and it was unanimously approved.**

**Barry made a motion to approve the minutes of the April 13, 2010 meeting, Dennis seconded the motion and it was unanimously approved.**

Barry told the committee about the town website meeting and the committee discussed what will be put on the website.

**Barry made a motion at 8:10 pm to adjourn the meeting, Bill seconded the motion and it was unanimously approved.**

Submitted by Anne S. Mazar

**Community Preservation Committee Meeting  
April 13, 2010 at 7:30 pm  
Town Hall Mailroom**

**Members Present:** Bill Aten, Sue Barnett, Peter Denton, Barry Iadarola, Anne Mazar, Dennis Shaheen and Wayne Wagner **Also Present:** Mark Reil

**Sue made a motion to recommend the town vote to appropriate \$95,220 from the Community Preservation Budgeted Reserve Account to fund the open space portion of the FY11 Fino Land Debt Exclusion, Peter seconded the motion and it was unanimously approved.**

**Dennis made a motion to recommend that that the town vote to appropriate \$593,000 from the Community Preservation Budgeted Reserve Account to fund the purchase of the Nolet property on 39 Asylum Street for passive recreation pending the approval of a reimbursement grant for the amount of \$296,500, Barry seconded the motion and it was unanimously approved.**

**Wayne made a motion to rescind the two votes made at the last meeting to appropriate funding for the pavilion on the Memorial field and the repaving of the tennis courts, because they did not meet the CPA requirements, Peter seconded the motion and it was unanimously approved.**

The Great Blue Heron rookery was discussed. Wayne said that there were ATV's that are being ridden in the woods under the nesting birds. Anne said she would figure out who owns the various plots of land and maybe organize a program with neighbors to protect the nesting Great Blue Herons. Dennis said sometimes it just takes talking with the ATV riders and working out a compromise. The committee agreed to revisit this topic.

**Barry made a motion to accept the minutes of March 4, 2010, Dennis seconded the motion and it was unanimously approved.**

Peter said he would like to revisit the Paddock property purchase, since it abuts town land and the price offered is so reasonable. The committee agreed to walk the property on Saturday, May 1st at 9:30 am, meeting at the first Cobbler's Knoll turnoff past the Muddy Brook.

**At 8:15 Wayne made a motion to adjourn the meeting, Sue seconded the motion and it was unanimously approved.**

Submitted by Anne S. Mazar

**Community Preservation Committee Meeting  
March 4, 2010 at 7:30 pm  
Town Hall Break Room**

**Members Present:** Bill Aten, Peter Denton, Barry Iadarola, Anne Mazar, Dennis Shaheen and Wayne Wagner **Also Present:** Dan Fluery and Mark Reil

CPA applications were reviewed.

**Barry made a motion to accept the minutes of the 2/4/10 meeting, Dennis seconded the motion and it was unanimously approved.**

**Dennis made a motion to recommend to the town meeting to appropriate \$17,762 from the CPA Budgeted Reserve Account to resurface the tennis courts at Memorial Field if the CPA criteria are met for the project, Bill seconded the motion and it was unanimously approved.**

**Wayne made a motion to recommend to the town meeting to appropriate \$4000 from the CPA Budgeted Reserve Account to build a pavilion at the Memorial Field, Peter seconded the motion and it was unanimously approved.**

**Barry made a motion to recommend to town meeting to appropriate \$1,595 from the CPA Historical Preservation Account to complete the work on the historical preservation of the town hall records, Peter seconded the motion and it was unanimously approved.**

**Peter made a motion to leave a place holder on the town meeting warrant for the purchase of the Nolet property for open space preservation contingent on receiving matching funds, Bill seconded the motion and it was unanimously approved.**

The Paddock property was discussed and the committee decided the property did not meet any of the goals in the Open Space and Recreation Plan or other town goals and at this time not to recommend purchasing the property for open space.

**Barry made a motion to appropriate \$5200 from the CPA Administrative Account to use in conjunction with the \$3000 that The Trustees of Reservations committed to pay for a Yellow Book appraisal and a review appraisal for the Nolet property to determine the property's value for potential purchase by the town for open space and include the required appraisals in Land and Water Conservation Grant application, Peter seconded the motion and it was unanimously approved.**

**Wayne made a motion to appropriate \$750 from the CPA Administration Account to pay for the Community Preservation Coalition dues, Barry seconded the motion and it was unanimously approved.**

**Wayne made a motion to adjourn the meeting at 8:55 pm, Barry seconded the motion and it was unanimously approved.**

Submitted by Anne S. Mazar

**Community Preservation Committee Meeting**  
**January 28, 2010 at 7:30 pm**  
**Town Hall Break Room**

**Members Present:** Bill Aten, Sue Barnett, Peter Denton, Barry Iadarola, Anne Mazar and Dennis Shaheen

1) **Barry made a motion to approve the minutes of the 10/19/09, 11/02/09 & 11/16/09 meetings, Sue seconded the motion and it was unanimously approved.**

2) Anne gave an update on the Meadow Brook Woods property. The cabin roof has been replaced and the cabin has been stripped down and now it is ready for installation of the walls and windows. Dan Fluery told Anne that when the snow came they had to stop work. When the snow melts they will be back in to finish the job.

3) Funding was secured to remove the invasive water chestnut weeds this spring with \$15,400 from The Trustees of Reservations and \$5,400 from the CPA Open Space Account.

4) On March 2, 2010 there will be a meeting lead by Mark Reil, a senior at Nipmuc HS student, to form a Meadow Brook Woods Association to provide environmental protection and activities for the area.

5) There are plans are for boy scout Greg LaPlante to clear the trails on the property this spring as his eagle scout project.

6) Peter Denton will be the CPC representative on the Mendon Master Plan Committee.

7) Ellen Gould, a 4-H leader, is hoping to start a community gardens project in Mendon. The committee agreed that best place to start would be at the Inman Hill Wildlife Conservation Area, where Peter Hawkes is haying the fields. Ellen would coordinate with Peter Hawkes and the Town of Mendon to start a small-scale project.

8) Dennis told the CPC that the CPA project to restore the historical records has gone well except that a cap was not put on the wall by the Town Hall. He said it is essential to prevent leakage in future years. He will check with Dale to see if there are funds left to add the wall cap and report back to the CPC.

9) Anne talked about the 28-acre Nolet property on Asylum Street as being an integral parcel, since it connects the Meadow Brook Woods property and the TTOR Cormier Woods property. She also told the CPC that there is state matching grants available also. After a discussion, it was decided that she will work with Dale Pleau to investigate the property to determine its worth, consulting the engineers who drew up the plan and a realtor to come up with a general value of the property. Using this value as a guideline, Anne will talk with the Nolet representative to see if this price range is acceptable to the Nolets. If yes, then she will come back to the CPC to possibly request CPA Administrative funds to more accurately find the value of the property. If frontage lots could be cut out, this might be included in a future offer to reduce the purchase price of the property.

**10) Sue made a motion to adjourn the meeting at 8:20 pm, Dennis seconded the motion and it was unanimously approved.**

Submitted by Anne S. Mazar

All minutes before 2010 can be found in hardcopy form at the Mendon Town Clerk's Office.