

**Community Preservation Committee  
Meeting Minutes  
Wednesday, January 14, 2015, 6:00pm  
Select Board Meeting Room**

**Members present:** Bill Aten, Dan Byer, Peter Denton, Mike Goddard, Barry Iadarola, Anne Mazar and Wayne Wagner **Others Present:** Ricky Adams, Dave Kurczy, Jane Lowell, Bill McHenry, Kimberly Newman, Steve Orff, Mark Reil, Kathy Schofield, Rich Schofield, Alan Tetreault, Ellen Wagner

**Barry made a motion to accept the minutes of the 10/30/15 and 11/5/14 meetings, Wayne seconded the motion and it was unanimously approved.**

Kim requested funding to do an on-the-ground analysis of what can be done on the Paddock/D'Alessandro property at 52 Providence Street for open space, affordable housing and/or sports fields. **Barry made a motion to transfer \$6,000 from the CPA Administrative Account to fund a feasibility study for the Paddock/D'Alessandro property at 52 Providence Street, it was seconded by Dan and unanimously approved.**

Kim Newman, Mendon Town Administrator, presented a plan that has Select Board approval. They want to decommission the police trailer on April 29<sup>th</sup> and move the police temporarily into the basement of the Mendon Town Hall until the new police station is complete. Kim said the amount to renovate the basement offices, rewire the building, upgrade the bathroom to meet ADA requirements and move the server to a climate-controlled room would be approximately \$80,000. Half of the cost would come from the town budget. Once the police move out, other town employees would utilize the renovated town hall offices. Wayne said an overall study of the buildings should be done first. Kim said that much planning and thought has gone into the plan. Jane said it is not historical restoration. Anne said the building is registered with a Historical Preservation Restriction, so the building is historical. Rich said that the town pays approximately \$28,000 annually for the rental of the trailers and the electric bills. Dave said that they have the trailers cleaned, but there are still rats and holes in the trailers. Anne said she likes making full use of the current town buildings and decommissioning the trailers, since the trailers are very energy inefficient. Jane requested that the renovations meet the historic features of the building as much as possible. Kim agreed that this would be done. **Dan made a motion to recommend that the town transfer \$40,000 from the CPA Historical Account to renovate the basement of the Mendon Town Hall, Peter seconded the motion and it passed by a majority, Wayne opposed the motion.**

Kim also presented a plan to have a feasibility study done to determine the best use of the Taft Library, the Mendon Town Hall, the old fire station and landscaping in the parking area and around the buildings. Kim will be back with a specific request for funding.

Alan made a presentation to do an engineering analysis to improve the streetscape in the historic village area on Maple and Main Streets, including the sidewalks, crosswalks, curbing, ADA upgrades and other improvements. He would like to have this complete by 2017 to coincide with Mendon's 350th anniversary. Peter left at 7 pm. **Barry made a motion to transfer \$20,000 from the CPA Administrative Account to have an engineering study done on the Maple Street and Main Street areas in the village center, Mike seconded the motion and it was unanimously approved.**

Kathy presented several historical restoration projects that will be voted on next month. She also requested that the CPC mail a letter to Mr. Wheeler asking him to work with the Historical Commission to try and preserve the stone building at the old Miscoe

Springs building on Northbridge Road. The Mendon Historical Commission would to request funds from the CPC for a feasibility study on the building, but they only want to make the request unless Mr. Wheeler is willing to work with the town. Mike suggested that the letter come from the Select Board. Anne agreed saying it would carry more weight.

Steve Orff and Ricky Adams requested funding for a water line to attach to the current well to provide irrigation for the softball field at Lowell Field. The athletic club has put in over \$25,000 to upgrade the field area. Barry gave recommendations as to how the line should be installed. **Wayne made a motion to recommend to the town that \$2,800 be transferred from the CPA Budgeted Reserve Account to fund a water line to the Lowell Softball Field at Memorial Park, 29 Millville Street, it was seconded by Bill Aten and unanimously approved.**

Bill McHenry, Mendon Affordable Housing Coordinator, gave an update on affordable housing activities. Mendon has been selected as one of five towns in the region to receive support from MA Housing Partnership (MHP) to determine its strategy and actions to address the town's present and projected housing needs, and to assist in training of town boards on housing issues, opportunities and challenges. Training sessions are expected to begin in March. Mendon's draft Housing Production Plan is ready for presentation to the Selectmen pending discussions with MHP.

**Barry made a motion to transfer \$60 from the CPA Administrative Account to fund two seminar fees that Bill McHenry attended for affordable housing, it was seconded by Bill Aten and unanimously approved.**

**Barry made a motion to adjourn the meeting at 8:00 pm, it was seconded by Bill Aten and unanimously approved.**

Submitted By Anne Mazar