

**Community Preservation Committee
Meeting Minutes
Tuesday, October 17, 2016, 6:00pm
Mendon Town Hall**

Members present: Bill Aten, Dan Byer, Peter Denton, Anne Mazar and Wayne Wagner
Others Present: Kathy Schofield, Mendon Historical Commission

Anne explained that the estimated levy collection for FY17 is approximately \$300,000 and the town will now know the exact amount of the match until November. Mendon usually receives between a 60% - 100% match from the State CPA Trust Fund. **Peter made a motion that the CPC recommend that the Town set aside for later spending from the FY17 Community Preservation Revenues (10%) for open space; (10%) for historic preservation; (10%) for affordable housing, (5%) for administration and (65%) to the Community Preservation Budgeted Reserve, Wayne seconded the motion and it was unanimously approved.**

Kathy explained the damage to the monument. Peter said he thought there was an account for Pine Hill Cemetery. Dan looked it up and there was not an account. **Wayne made a motion that the CPC recommend that the Town transfer \$450 from the Community Preservation Historical Preservation Account for the repair of a damaged and sinking marble monument at the Pine Hill Cemetery, Peter seconded the motion and it was unanimously approved.**

Kathy explained that there have been rocks thrown at the windows and that historical artifacts will be housed in the Olney Cook house and therefore they wanted to protect the windows. Anne asked how many windows there were and Kathy said 11. **Wayne made a motion that the CPC recommend that the Town will transfer \$2,500 from the Community Preservation Historical Preservation Account for the purchase and installation of plexiglass window protectors for the 11 windows on the historic Olney Cook Shop, Dan seconded the motion and it was unanimously approved.**

Anne discussed the real cost of new homes to Mendon, because of the extra children in the new homes. The new homes in the last several years have at least four bedrooms and children. Studies show that open space is more financially beneficial than residential land, but Anne wanted to show the exact financial loss for Mendon using FY16 figures. The issue is that the taxes paid by the new homes do not cover the cost of the services used by the new home. Anne stressed that this is not an argument against schools, which she fully supports, but more of an issue to look at when purchasing open space. She will distribute her findings to the Fin Com and BOS. The report will be available soon, but the conclusion is this: New home with one child, the town loses **\$3,499/year** x ten houses **\$34,990/year**. New home with 1.5 children, the town loses **\$7,953/year** x ten houses **\$79,530/year**. New home with two children, the town loses **\$12,406/year** x ten houses **\$124,060/year**

The committee discussed the potential purchase of the Starrett property. Anne said the plan would be for the town to put restrictions on the property and then sell it for agriculture, passive, active recreation and/or a conservation buyer. Dan said the voters need to consider other successful plans like the Pearson property being preserved as woods and agriculture at a fraction of the cost of the property and how the town should make money by selling the Cox historical homestead. Anne said the Ag Comm and two farmers are interested in keeping the property in agriculture. It is a matter of timing, since once the

town is presented with the 61A right-of-first-refusal, the town only has 120 days and the next town meeting is not scheduled until May. **Dan made a motion that the CPC recommend that the Town transfer \$360,000 from the Community Preservation Budgeted Reserve Account and \$40,000 from the Community Preservation Open Space Account to potentially purchase the former Starrett property, 13 and 18 Pleasant Street, book/page 5953/41 at the Worcester County Registry of Deeds, for future trail linkages, future sale of all or a portion of the property for agricultural use and potentially other future uses. The purchase would only be carried through if the Selectmen have sufficient information from the due diligence conducted on the property that the property would serve well for trail linkages and that there are farmers interested in purchasing all or a portion of the property from the Town or there was another beneficial use for the property, Bill seconded the motion and it was unanimously approved.**

Anne talked with Stuart Saginor at the Community Preservation Coalition and found that streetscape work is not an allowable use for CPA funds. Norwell, MA was sued for attempting to use the funds for sidewalks. **Peter made the motion to recommend that the Town pass over the article to fund the downtown sidewalk project, Wayne seconded the motion and it was unanimously approved.**

Dan suggested that the ADA projects request by Kevin Rudden be followed through with and if all the funds are not used, the funds should be returned to the CPA accounts. The committee agreed and he will follow up with Kevin and Kim Newman on the projects.

Dan also let the committee know that the Tetreault field drainage project will cost another \$10,000. Anne suggested he bring this up again for the Annual Town Meeting warrant.

Wayne made a motion to approve 4/28/16 and 6/21/16 meeting minutes, Peter seconded the motion and it was unanimously approved.

Peter made a motion to adjourn the meeting at 7:30 pm, Wayne seconded the motion and it was unanimously approved.

Submitted by Anne S. Mazar