

Community Preservation Committee
Minutes
9/27/21, 6:00 PM
Remote Microsoft Teams Meeting

Members Present: Dan Byer, Peter Denton, Barry Iadarola, Anne Mazar, Lynne Roberts and Lawney Tinio. Others Present: Bill McHenry, Larry Pearson and Kathy Schofield.

Dan Byer presented three warrant articles for the November town meeting. Dan said the Mendon Historical Society wanted to fund the costs of conservation, preservation, and archival storage of historic textiles, clothing, artifacts and documents. He thought it would be in the range of \$5,000. The committee agreed to put it as a placeholder article on the warrant.

Dan said that the Historical Commission wanted to fund an engineering study of the Record Room building at 13 Main Street in preparation for a grant application. He thought it would be in the \$5,000 range and will get back to the committee. Anne Mazar said that the committee could use CPA Administration funding for this and did not need to be put on the warrant. Dan will be back with an exact amount.

Dan said that Parks and Recreation wanted to appropriate a sum of money to fund landscape and site improvements, and a new play structure at the Town Beach. He thought it would be in the range of \$30-50,000 and that the work might not be done until the fall of 2022, therefore it might be passed over and put on the ATM warrant. The committee agreed to put a placeholder item on the warrant. He will come back with a more precise estimate.

Bill McHenry, Mendon Affordable Housing Coordinator, explained that the 52 Providence Road land that the town voted to lease for affordable housing would need to be changed to selling the property. To satisfy DEP requirements, the land that would protect the public well supply for the project would need to be owned by the developer. He wanted to vote to transfer the care, custody, management, and control of approximately 23 acres of the 75.8-acre town-owned land at 52 Providence Street from the Select Board for general municipal purposes to the Select Board for affordable housing purposes and to authorize the Select Board, to sell said 23 acres of said property for affordable housing purposes, with 3.2 acres for housing and the remainder covered by a conservation restriction. Kathy Schofield asked if the rest of the 75.8 acres of land would be put under a conservation restriction, and asked if that would limit the use for sports fields. Anne Mazar said that the rest most likely will be put under a conservation restriction, because there is an open space subdivision that will be preserving land abutting this property and that it was backland. Dan said the area is not good for fields, because it is too busy with the highway department and the senior center. He said the area might be perfect for an ADA trail in the open space. Dan asked if the open space could be used for another public well supply for the senior center if it was expanded. Anne said she would look to see if a well could be on land that is preserved for open space and purchased with CPA funds. The committee agreed to put this on the town warrant. Bill will come back to the committee with any changes.

A motion was made by Peter to accept the minutes of the 4/20/21, It was seconded by Barry and it was unanimously approved.

A motion was made by Barry to adjourn the meeting at 6:30 PM, it was seconded by Lawney and unanimously approved.

Submitted By Anne Mazar