

RECEIVED

By Margaret Bonderenko at 3:34 pm, Nov 17, 2016

NOTICE OF MEETING

BOARD/COMMITTEE NAME: Land Use Committee

DATE OF MEETING: Tuesday, November 22, 2016

TIME OF MEETING: 6:45 pm

LOCATION OF MEETING: Miscoe Hill School Auditorium

Land Use Committee

AGENDA

1. Vote on funding from the Mendon Land Bank for conservation restriction on 131 North Avenue
2. Other topics not reasonably anticipated 48 hours prior to meeting

Inman Pond weed clean up

3. Discuss CMRPC trail mapping and map
4. Discuss expanding the MA Division of Fisheries and Wildlife Conservation Restriction on the former Wood property on the old Quissett Road
5. Discuss forestry plan on Inman Hill Wildlife Conservation Area next steps
6. Snowmobile for trail grooming for x-country skiing
7. Discuss Scenic River Corridor Designation (NPS & Corridor)
8. Vote on Founders' Park maintenance
9. Discuss trail grant at Quissett Wildlife Conservation Area
10. Discuss Mendon Town Forest Grant and mapping

ATVs

work day at Quissett

11. Update on 131 North Ave. Vegetable Farm Project Special legislation and deed restriction
12. Discuss *Finding Mendon's Roots* contest for Mendon's 350th
- 13.
14. Pieter de Jong, Patrice Murphy, Bill Dakai, Ryan Oliva
15. Emails for land stewards, names on website
16. Finding Mendon's Root Contest
17. Discuss trail names and signage, trail grant signed off by DFW/
workday
18.
John Gomersall: On Quissett trails. Currently there's just 1 sign near me at the kiosk that states no motorized vehicles allowed. I think the state put that there. Any change a few more signs relating to this can be put up? Dirt bikes and ATV's were out again this weekend and they are really tearing up the trails, especially around the wetland areas. I'm not suggesting peppering the area with signs but maybe 2 additional signs like No Motorized Vehicles Allowed / Police

Take Notice. Not sure if that will help, but it might. Calling the MPD doesn't help because they don't have the resources to patrol this and when they are called, ATV's/bikes are long gone. There's also area's on the trails that perhaps a few large rocks or gate might work. With the stone walls on both sides, ATV's won't be able to bypass this but horses, mountain bikes and foot traffic could if enough room is provided. Just some thoughts. Some area's are rutted up so bad that it makes just walking difficult, never mind horses or mountain bikes.

Discuss **Land Stewardship** program with volunteer Land Steward guidelines and assign volunteer stewards for Meadow Brook Woods, Meadow Brook Uplands, Inman Hill Wildlife Conservation Area and Quissett Wildlife Management Area, Cormier Woods and the Town Forest
Town emails to stewards
Appoint Pieter, Bil Daiki and Patrice?
Add names to website
Talk about delicate balance

I will put the dirt bike issue on the next LUC agenda and you and Derek (maybe Mary Anne and/or Gary Murphy too) could attend. I think some more signs are a good idea. In the meantime, why don't you contact James McCarthy and ask if DFW could post some more signs when they are out there. Let me know what he says. I think the boulders might be a good idea. We should talk to Becky about this first to make sure it works with her trail grant and horses.

* There are four single track trail loops. each will be marked in both directions with color coded vinyl trail markers, blue, yellow, white and orange. The "cart roads" are: Tower Rd./ Taft Trail / Quarry Trail/ Mill Trail / Asylum Trail / Shirley's Trail (the connector to the Millville Rd parking area). The maps will be 24" x 36" .

Invite:
John Gomersall
Derek Markle

Bill Dakai
Ryan Oliva
Mary Anne & Gary Murphy
Kevin Rudden
Pieter de Jong
Patrice Murphy

John Hodgens
Megan Murphy

AGENDA ITEMS

Discuss uses for 52 Providence Street development
Discuss land donation on Millville Street (Dan and Kristin Schmitt)
Discuss LID workshop
Discuss Quissett Trail Improvements
Trail mapping (Dan Byer, Megan Murphy) CMRPC?

PETER HAWKES LEASE

See file, "license agreement for hay fields" filed under Land Use Committee in Word. It was a three year lease. The AgCom said that once a farmer has put money into the field, they get the right of first refusal.

Potential motion wording

made a motion to support the trail marking, mapping and appointment of Patrice Murphy as the Volunteer Steward of the Meadow Brook Uplands Conservation Area, reporting to the Land Use Committee and working with the Conservation Commission and Metacomet Land Trust on projects on the property.

Seconded the motion. It was approved.

made a motion to recommend that the Town vote to transfer \$6,000 from the Mendon Land Bank to fund the removal of non-native and invasive water chestnut weeds from the Inman Pond in conjunction with the Trustees of Reservations funding \$8,000 of the \$14,000 project in the spring/summer of 2015. seconded the motion. It was approved.

made a motion to recommend that the Town transfer \$5,000 from the Mendon Land Bank to fund the surveying of the town-owned parcel at 13 Pleasant Street. seconded the motion. It was approved.

made a motion to approve the trail marking and clearing at the Meadow Brook Woods property. seconded the motion. It was approved.

made a motion to recommend that the Town would vote to approve the changes to the Article III. Section 3.04 Open Space Communities Zoning Bylaw.

Made a motion to support the Town Hall Study grant. seconded the motion and it was approved.

seconded the motion. It was approved.

made a motion to recommend that the Town transfer \$7,500 from the Mendon Land Bank to fund the planting of native trees along Route 16 on the Muddy Brook North Conservation Area, 20 Milford Street for Mendon's 350th celebration. Seconded the motion and it was approved.

moved that the meeting be adjourned at pm. seconded the motion and it was unanimously approved by the Committee.

NAME EMAIL FILE: LUC 6/6/14

To approve the Mendon Land Use Committee's Five Year Land Use Plan, copies of which are available in the Town Clerk's office, the Taft Public Library and at the town website.

EAGLE SCOUTS

Chris Merhmann – Inman Hill trailhead and kiosk

Nick Schofield – FP plantings

Richie Schofield – FP patio

Greg LaPlante – trail from Park St to the cabin
Zac Gaskill - trail from cabin to water down the hill
Melanie's brother ... ampitheater around campfire
Hunter Peterson - orienteering course
AJ Bottoms - trail along Inman Pond
Shawn Clifton - MB bridge 2014
Parker Grant, Jr. - Wigwam bridge-1 2015
John O'Brien - trail to MB bridge 2015
Eli Rosinha - Wigwam Brook bridge-2 with TTOR 2015
Josh Lutrell – cleared around a historic house foundation in the Town Forest 2015
Peterson's brother 2016
Patrick Kennedy – MTF kiosk?
Brian or Ryan St. John – Zoo kiosk
Collin Burgess – kiosk Asylum St.

Other Eagle Scout project ideas:

Marking the border between the open space and 36 Milford Street where the large-scale ground-mounted solar array with signs
Clearing the trail and filling in the holes on the MBW path
Marking the border between the Cox open space and the houses with signs
Bridges?
Inman Hill Trails?
Cabin?
Inman Pond hand pulling?

LAND USE COMMITTEE Meeting Minutes May 25, 2016 at 7:00 pm Town Hall

Members Present: Sharon Cutler, Anne Mazar, Peter Coffin, Barry Iadarola

Guests: Kevin Rudden, John Gomersall, Bill Diaki, Ryan Oliva, Mary Anne Murphy, Derek Markle and Carl Hommel

The meeting was called to order at 7:00 pm by Chairman Anne Mazar.

Minutes from the 5/16/16 meeting were reviewed. **Motion:** Barry moved that the minutes from 5/16/16 be approved as written. Sharon seconded the motion and it passed with the unanimous approval of the Committee.

Discussion took place on the Land Steward program with those present. **Motion:** Sharon moved that Bill Dakai and Ryan Oliva be appointed volunteer Land Stewards of the Mendon Town Forest; Patrice Murphy and Peter de Jong be appointed volunteer Land

Stewards for Meadow Brook Uplands. The motion was seconded by Peter. The motion passed with a majority vote of the committee. Barry abstained.

CMRPC is helping the Land Use committee develop a map for the Quissett Wildlife Management Area/Inman Hill Wildlife Conservation Area map. The committee make suggestions to the draft of the map and added trail names. Posting signs on the trails to match the map was also discussed. Anne will forward the changes to CMRPC.

Bill Dakai updated the committee on the work being done in the Mendon Town Forest, the volunteer hours needed to support the grant received. A 10' x 80' parking lot is being established off of Millville Road for those who wish to enjoy the Forest hiking. The date of 10/15/16 has been set for a hiking tour to help celebrate the 350th anniversary of the Town.

Further discussion took place on other hikes that may be planned for other areas of the Town. Barry advised the committee that archery hunting season would begin Columbus Day weekend and the hikes should be scheduled around hunting season. Sharon agreed to forward Kevin and Jonathan Dudley's email addresses (co-chairs of the 350th committee).

A brief discussion took place on the possibly expanding the Wildlife Conservation Restriction on the former Wood property on the Old Quissett Road. No decision was made.

Discussion took place on the Forestry Plan for the Inman Hill Wildlife Conservation Area. No timber harvesting for income is planned other than habitat improvement. There will also be a focus on the removal of invasive plants.

Beaver damn on Lake Nipmuc is creating issues for the residents with rising lake water. Anne investigated the option of a Beaver Solution Control Device installation, where water can flow under the dam undetected by the beavers, flooding is prevented and the beavers could stay, but the device would not work at this site. Mike Callahan, who installs the devices, said that the beavers would have to be trapped by a licensed trapper. **Motion:** Barry moved that an amount not to exceed \$1,500 be used from the Mendon Land Bank Account to trap the beaver. Sharon seconded the motion and it passed with the unanimous approval of the committee.

Founders Park is in need of maintenance in the form of mulch and spraying for the woolly adelgid pests on the hemlock trees. **Motion:** Peter moved that an amount not to exceed \$2,000 be used from the Founders Park maintenance account for park maintenance. Barry seconded the motion and it passed with the unanimous approval of the committee.

Motion: Barry moved that the meeting be adjourned; the motion was seconded by Peter and passed with unanimous approval. Meeting adjourned at 9:05 PM

Submitted by Sharon Cutler
Secretary

LAND USE COMMITTEE
Meeting Minutes
May 16, 2016 at 6:00 pm Town Hall

Members Present: Sharon Cutler, Anne Mazar, Peter Coffin, Barry Iadarola, Mark Reil

The meeting was called to order at 6:05 pm by Chairman Anne Mazar.

Minutes from the 4/14/16 meeting were reviewed. Motion: Peter moved that the minutes from 4/14/16 be approved as written. Sharon seconded the motion and it passed with the unanimous approval of the Committee.

A brief discussion took place on the 61A conversion at 72 Thayer, 128 Providence and 67 Bates. Motion: Peter moved that the Town not purchase the 61A rights to the property. The motion was seconded by Barry and passed with the unanimous approval of the Committee.

Anne updated the committee on the Cox property at 34 George Street. Boy Scouts spent about 16 hours cleaning up the area. There had been no need to provide a full 21E report on the property according to the Engineer Bob Poxon from Guerriere and Halnon. He submitted an environmental report on the area around the barn that burned down last summer.

Next meeting will be held on 5/25/16.

Motion: Sharon moved that the meeting be adjourned; the motion was seconded by Barry and passed with unanimous approval. Meeting adjourned at 6:25 PM

Submitted by Sharon Cutler
Secretary

LAND USE COMMITTEE
Meeting Minutes
April 14, 2016 at 7:00 pm Town Hall

Members Present: Sharon Cutler, Anne Mazar, Peter Coffin

The meeting was called to order at 7:10 pm by Chairman Anne Mazar.

Minutes from the 3/16/16 meeting were reviewed. **Motion:** Peter moved that the minutes for 3/16/16 be approved as written. Sharon seconded the motion and it passed with the unanimous approval of the Committee.

A brief discussion on the stewardship program took place. Cormier Woods & Town Forest and Meadow Brook Uplands will be assigned later. **Motion:** Sharon moved that the following people be assigned as volunteers to the stewardship programs: Kevin Rudden for Meadow Brook Woods; Mary Anne and Gary Murphy for Inman Hill Wildlife Conservation Area; John Gomersall and Derek Markle for Quissett Wildlife Management Area. The motion was seconded by Peter and passed with the unanimous approval of the Committee.

Anne provided the Committee with an update of the Forestry Plan at Inman Hill Wildlife Conservation Area. A link for the plan can be found at www.baystateforestry.com/mendon/.

The Five Year Land Use Program Goals were reviewed. **Motion:** Sharon moved to accept the Program's Goals as written (following). Peter seconded the motion and it passed with the unanimous approval of the Committee.

Anne updated the committee on the status of the Inman Pond clean-up. TTOR has agreed to fund \$9,000 & Mendon Land Bank would pick up the balance of \$2,400. She explained that hopefully this will be the last mechanical work to be done, **Motion:** Sharon moved that we accept \$9,000 from TTOR and pay \$2,400 from the Mendon Land Bank for the mechanical weeding on Inman Pond. Peter seconded the motion and it passed with the unanimous approval of the Committee.

Discussion took place on lease renewal for haying of Town owned property. **Motion:** Peter moved that 3 year haying lease for R16, Inman Hill and 52 Providence Street be awarded to Peter Hawks for the sum of \$5.00/year. Sharon seconded the motion and it passed with the unanimous approval of the Committee.

Discussion took place on the Cox property at 34 George Street. Guerriere and Halnon Engineering advised Anne that there are no toxic issues due to the debris at the location of the burned barn.

Trail mapping for the Quissett Wildlife Management area is a work in process by CMRPC.

Discussions took place on the possibility of walks/horseback trail rides for the 350th to help advertise the trail availability. Peter volunteered to do a Nature Tour. Further discussion will take place.

The Treasurer/Collector is looking at the possibility of selling some town owned land that could help to generate revenue. Anne responded to her request with explanations of the properties she had listed. (Following is Anne's response on the properties.)

Peter Denton will be following through with CPC on the Farm management plan for 43 Quissett Road.

Motion: Peter moved that the meeting be adjourned; the motion was seconded by Sharon and passed with unanimous approval. Meeting adjourned at 8:10 PM

Submitted by Sharon Cutler
Secretary

**Five-Year Land Use Program
Mendon Land Use Committee**

1. GOAL: To protect critical parcels of land for conservation and passive recreation
2. GOAL: To provide active recreation areas to meet the needs of Mendon's growing population
3. GOAL: To access funding and land protection strategies to protect or purchase land for open space or recreation
4. GOAL: To maintain recreational and passive recreation properties the town owns
5. GOAL: To protect the town's water resources (wetlands, ponds, aquifers etc.)
6. GOAL: To provide support to farmers who want to keep their land in agriculture and maintain productive farms
7. GOAL: To help guide business and residential development to shape Mendon's growth, avoiding haphazard development
8. GOAL: To provide cemetery space to meet future needs
9. GOAL: To assist in the acquisition of land for the Town of Mendon's needs
10. GOAL: To work towards the goal of 10% affordable housing units for the Town of Mendon

Full copies of the Mendon Open Space and Recreation Plan 2013-2020 can be seen on the town website and copies can be found at the Mendon Town

Hi Linda,

Below is what I know about some of the properties. Let me know if you have questions or need more information.

15 Puffer Drive the 3.61 acres were given to the town by the Cobbler's Knoll developer as open space. It is landlocked. It abuts the town-owned 74 Providence Street (Muddy Brook South Conservation Area), which has a conservation restriction on it, because it was purchased at a bargain price with CPA funds.

26 Hartford Ave East was given to the town by the Cobbler's Knoll developer. This parcel also abuts the town owned 74 Providence Street (Muddy Brook South Conservation Area) that has a conservation restriction on it. It is a nice buffer to the Muddy Brook South Conservation Area and it protects Muddy Brook, which runs through the middle of it, making that section Core Habitat on the National Heritage and Endangered Species Program BioMap2.

This parcel does have street frontage. It is listed as open space property, but I do not think there is a restriction on it. It was once hayed. If it was sold for a house lot or two, I think it should be restricted where the house could be built before the town sells it. It is also on a very dangerous part of Hartford Ave East, so I would ask Alan what he thinks about curb cuts.

33A Asylum Street I can't find this parcel. Is it the rectangular unmarked parcel that is northeast of 33 Asylum St?

13 Pleasant Street I think that Paul does own this. The town should find out if they sell the property, because it will have to be surveyed. Fred Lapham has done a lot of work in this area. The town does own some backland on that side of Pleasant Street, which we might be able to figure out if the Starrett's survey their land.

15 Inman Hill Road was part of the Kelly Farm land that the town bought. I have a septic plan and survey for the property. It would be a perfect house lot to sell for \$150,000 as a minimum price, because it abuts 800 acres+ of preserved open space. It would be very desirable to someone who want to have preserved open space in their backyard.

214 Providence Street was donated to the town as open space from the Allaire's when they built the houses down there on Providence Street. It is landlocked. It needs to be kept as open space.

15 Thayer Road is the old Cook Cemetery. Gary Smith was trying to work with the town to get a road there, so that it could be used for future cemetery space. I think it is landlocked now.

Thanks,
Anne S. Mazar, Chair
Mendon Community Preservation Committee
Mendon Land/Energy Use Committee
508.280.8826

**LAND USE COMMITTEE
Meeting Minutes
March 16, 2016 at 7:00 pm
Charles River Bank**

Members Present: Sharon Cutler, Anne Mazar, Barry Iadarola, Peter Coffin

The meeting was called to order at 7:00 pm by Chairman Anne Mazar.

Anne explained that it was recommended that an environment assessment be done at the 34 George Street location before the town passes on the property. **Motion:** Peter moved that \$2,500 be provided from the Land Bank Account to provide an environmental assessment of the property at 34 George Street. Barry seconded the motion and it passed with the unanimous approval of the Committee.

Anne provided the Committee with an update of the Forestry Plan at Inman Hill Wildlife Conservation Area. Metacomet Land Trust has approved \$1,600 for the plan and will be voting an additional \$700 on 3/17.

Deed restrictions for the property at 131 North Ave were included in the Special Town Meeting Warrant and all of the suggestions from the Committee have been included.

Discussion took place on the fertilization and pest management for the work at Founders Park. **Motion:** Peter moved that \$455 be spent from the Founders Park Maintenance account to fund the horticulture work need at Founders Park. Barry seconded the motion and it passed with unanimous approval of the Committee.

Discussion took place on the 18 and 25 Pleasant Street property that will be coming up for sale. The property is very close to other Town owned property and if not purchased perhaps negotiations could be made for an easement.

Motion: Peter moved that the minutes from 2/18/16 be approved as written. The motion was seconded by Sharon and passed with unanimous approval.

Motion: Barry moved that the meeting be adjourned; the motion was seconded by Peter and passed with unanimous approval. Meeting adjourned at 8:10 PM

Submitted by Sharon Cutler
Secretary

**LAND USE COMMITTEE
Meeting Minutes
February 18, 2016 at 6:00 pm
Mendon Town Hall Mail Room**

Members Present: Sharon Cutler, Anne Mazar, Peter Coffin

Guest: Bill McHenry, Paul & Kristen Schmitt, Jack Hodgins, Dan Byer, John Gomersall

The meeting was called to order at 6:00 pm by Chairman Anne Mazar.

Anne updated the Committee on the status of the Forestry Plan. DFW will be doing the plan for the former Woods property, so Anne has asked Metacomet if they will consider funding the Forestry Plan for the Inman Hill Wildlife Conservation Area Property (\$1,650). The Committee agreed on the filing of the Forestry Plan. (see attached document) **Action Item:** Anne will follow up with Metacomet to find out their decision at their meeting on 2/18/16 and advise the Committee.

The Committee reviewed the proposed by-law that would create a temporary one-year moratorium on new applications for Solar Power Commercial use in residential areas. See attachment to the end of this document. **Motion:** Sharon moved that the by-law be approved by the Committee as written. The motion was seconded by Peter and passed with unanimous agreement of the Committee. The Planning Board Open Hearing on the current proposal at 128 Providence Road is rescheduled for 2/22/16 due to the snowstorm on 2/8/16. This by-law would not impact this current proposal.

Peter & Kristin Schmitt discussed the possible donation of 16 acres of land on 56 Millville Road. The property is a 26 acre lot between Millville and Blackstone Street. The proposed new owners want only 10 acres and they thought that this had something to do with the ability to get a mortgage on that much acreage. There is an existing variance on the property that allowed for a driveway from the Blackstone Street entrance but the actual address of the house is on Millville Road. Anne said the property is close proximity to Meadow Brook Uplands open space area and the 16 acres could be a valuable trail connection. The Schmitts wanted to know what they needed to do, the timeline and the requirements for the deed if in fact this comes to fruition. **Action Item:** Anne agreed to forward information to the Schmitts on the proper wording for a deed transfer to create the property as open space, recreation and/or agriculture. **Motion:** Peter moved that the Land Use Committee support the acceptance of this piece of property. Sharon seconded the motion and it passed with the unanimous approval of the Committee.

Anne provided the committee with the proposed wording for the Deed Restriction on the property at 131 North Avenue Vegetable Farm. The committee recommended that the deed require that 60% of the 29 acres be preserved as open space and that a maximum footage allowed on the barn size and any additions to the barn or any ancillary structures would need approval by the Select Board. **Motion:** Sharon moved that these recommend changes be forwarded to Town Counsel for a rewrite of the recommendations for deed transfer. Peter seconded the motion and it passed with the unanimous approval of the Committee.

Holiday Lighting at Founders Park was discussed. Due to the growth of the trees 5 additional strands of the LED lights are needed. **Motion:** Sharon moved that Anne is authorized to spend up to \$250 from the Founders Park Account for LED strand lights. Peter seconded the motion and it passed with unanimous approval of the committee.

The committee reviewed the 2nd phase of proposed use of the 52 Providence Road property developed by CDM Smith Co. The land use shows the proposed best use would be for senior affordable housing. The idea is that CPA funds could be used for the engineering and design aspects of the project and the construction and management would be bid out.

Minutes from 1/27/16 were reviewed. **Motion:** Peter moved that the minutes be approved as written, Sharon seconded the motion and it passed with unanimous approval.

The wording for the land steward hand out was reviewed. Peter said that the Conservation Commission needs to be included in the document, since they are responsible for the open space properties. Other changes were suggested. **Action:** Anne will rewrite the document for the next meeting.

Anne advised the Committee that the Trail Mapping on the Inman Hill Wildlife Conservation Area

is progressing and she would like to try to get the help of CMRPC to complete. **Action:** Anne will ask Kim if the CMRPC hours allotted to the town could be used for this project.

Anne advised the Committee that the workshop LID Development would take place on 2/29 and the review would be on proposed by-law changes.

A brief discussion took place on the use of new Town emails. Most of the committee preferred to be contacted on their personal email accounts since they are volunteers and not employees of the Town. Anne is copying all her town emails to the town email address, so there are official emails on file. Further investigation is needed to find out if this is possible. **Action Item:** Anne will investigate and advise the Committee.

Anne advised the Committee that \$13,800 was received for the Cox property conservation restriction documentation and \$5,000 was received for the Con Com for the turtles. Chief Horn advised Anne that clean up of the barn due to the fire was needed and should be done before the Town accepts the property. **Action Item:** Anne will work with Kim and town counsel to have the correct wording on the March Special Town Meeting warrant to reflect the remediation of the barn area by the current owners before town acceptance.

Motion: Peter moved that the meeting be adjourned, Sharon seconded the motion and the motion passed with unanimous approval. Meeting adjourned at 7:25 PM

Submitted by Sharon Cutler
Secretary

Landowner Goals

Please **check** the column that best reflects the importance of the following goals:
(filled out at the 2/18/16 LUC meeting)

Goal	Importance to Me			
	High	Medium	Low	Don't Know
Enhance the Quality/Quantity of Timber Products*			X	
Generate Immediate Income			X	
Generate Long Term Income			X	
Produce Firewood			X	
Defer or Defray Taxes				NA
Promote Biological Diversity	X			
Enhance Habitat for Birds	X			
Enhance Habitat for Small Animals	X			
Enhance Habitat for Large Animals	X			
Improve Access for Walking/Skiing/Recreation	X			
Maintain or Enhance Privacy	X			
Improve Hunting or Fishing	X			
Preserve or Improve Scenic Beauty	X			
Protect Water Quality	X			
Protect Unique/Special/ Cultural Areas	X			
Attain Green Certification				Not sure what this is...
Other:				

*This goal must be checked "HIGH" if you are interested in classifying your land under Chapter 61/61A.

In your own words, describe your goals for the property: The Land Use Committee (LUC) goals for the forestry plan are to enhance the wildlife habitat, hunting and passive recreation on the property. The LUC, working with the Conservation Commission, has and plans to continue to apply for grants, solicit donations, use CPA open space funding and coordinate volunteers and other regional organizations (including BSTRA & MA DFW) to care for the property. Income from timber sales is not needed at this point in time. Since the forest was clear-cut for farming in the last 100 years, the LUC would like to allow the forest to mature, while enhancing the ecosystem, which the committee realizes may include the cutting of trees in certain areas of the property.

Stewardship Purpose

By enrolling in the Forest Stewardship Program and following a Stewardship Plan, I understand that I will be joining with many other landowners across the state in a program that promotes ecologically responsible resource management through the following actions and values:

1. Managing sustainably for long-term forest health, productivity, diversity, and quality.
2. Conserving or enhancing water quality, wetlands, soil productivity, carbon sequestration, biodiversity, cultural, historical and aesthetic resources.
3. Following a strategy guided by well-founded silvicultural principles to improve timber quality and quantity when wood products are a goal.
4. Setting high standards for foresters, loggers and other operators as practices are implemented; and minimizing negative impacts.
5. Learning how woodlands benefit and affect surrounding communities, and cooperation with neighboring owners to accomplish mutual goals when practical.

Signature(s): Anne S. Mazar, LUC Chair

Date: 2/18/16

Owner(s) (print) Anne S. Mazar

(This page will be included with the completed plan.)

Page 1 of 2

Article __

To see if the Town will vote to amend Section 6.02 (Solar Photovoltaic Facilities) of the Town of Mendon Zoning By-Laws, by adding the following Subsection (n):

(n) **Temporary Zoning Moratorium on Large-Scale Solar Photovoltaic Facilities in the Residential Zoning District.**

- (i) **Purpose.** The regulation of large-scale solar photovoltaic facilities in residentially-zoned areas raises complex legal, planning, and public safety issues, and these facilities can potentially affect the Town as a whole. There is an immediate identified community need to review and revise existing zoning regulations, and/or to enact new long-term zoning regulations, to ensure that such uses and development will be consistent with the Town's long-term planning interests. The Town needs time to study and consider their regulation and address these issues. Accordingly, it is crucial that the Town act now to establish a temporary zoning moratorium on the use of land and the construction of structures related to large-scale solar photovoltaic facilities and the issuance of building permits in connection with the same in the Rural Residential and General Residential Zoning Districts. Such a temporary moratorium will allow the Town sufficient time to engage in a planning process to address the effects of such structures and uses in the Town, and to enact bylaws in a manner consistent with sound land use planning goals and objectives.
- (ii) **Definitions.** For purposes of this Subsection 6.02(n), "large-scale solar photovoltaic facility" shall mean any solar photovoltaic facility that generates greater than 100 kW (DC nameplate rating), either in a roof-mounted or ground-mounted configuration, and including the equipment, machinery and structures utilized in connection with the conversion of solar energy into electrical power.
- (iii) **Temporary Moratorium.** For the reasons set forth above and notwithstanding any other provision of the Town of Mendon Zoning By-Laws to the contrary, including but not limited to Section 6.02, the Town hereby adopts a temporary moratorium on the use of land or structures for a large-scale solar photovoltaic facility in the Rural Residential and General Residential Zoning Districts. Pursuant to this moratorium, no building permit or special permit may be issued for any large-scale solar photovoltaic facility. This temporary moratorium shall not apply to any large-scale solar photovoltaic facility that is developed with the direct involvement of the Town and/or Mendon-Upton Regional School District

in the actual development of the same, either as the property owner or as the consumer of the power to be generated. Unless extended, modified or rescinded by a subsequent action of Town Meeting, this temporary moratorium shall be in effect through May 6, 2017. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of large-scale solar energy generation in the Town, and shall consider adopting new Zoning By-Laws to address the impact and operation of large-scale solar photovoltaic facilities and related uses.

- (iv) **Severability.** If any provision of this Subsection is ruled invalid by any authority or a court of competent jurisdiction, such ruling will not affect the validity of the remainder of this Subsection.;

or act or do anything in relation thereto.

**LAND USE COMMITTEE
Meeting Minutes
January 27, 2016 at 7:30 pm
Mendon Town Hall Mail Room**

Members Present: Sharon Cutler, Anne Mazar, Barry Iadarola, Peter Coffin

Guest: Bill McHenry, Jennifer Gorham, Jack Hodgins, Erik Marky, Becky Kalagher

The meeting was called to order at 7:30 pm by Chairman Anne Mazar.

Becky Kalagher, Bay State Trail Riders Association, updated the Committee on the Quissett Trail Grant (\$29K) that she had applied for and received to improve stone culverts and 2 stream crossings that goes 100ft through a wet area. Two issues: MA. Fisheries and Wildlife have said no to gravel for improvements of trail; cannot bring in anything that is not natural to the area. The issue that Becky is faced with is that if the demands from the MA Division of Fisheries and Wildlife (MDFW) cannot be adjusted then small equipment will not be able to get on the trails for trail improvements already approved in the grant and by the Mendon Conservation Commission. **Action Item:** Anne will call Elizabeth Newlands at MDFW for a meeting and site visit to see if a compromise can be reached.

Jack Hodgins talked with the Committee about the proposed Solar Farm at 128 Providence Rd. Jack brought the Committee up to date on his concerns about placing a Commercial Enterprise within a residentially zoned area and the precedent this would set for the Town moving forward. He indicated that Chapter 61A lands are involved and that this would be a change of use and therefore the Town's right of first refusal should apply. He also indicated that this type of development within a residential area goes completely against the Land Use Goals and objectives as adopted at Town Meeting. The Planning Board Open Hearing on this proposal is scheduled for 2/8/16.

Discussion took place on the need to review and revise the existing Solar By-Law. Anne explained that Sturbridge was allowed a temporary moratorium on building solar farms in their town for 1 year to allow sufficient time to engage in a planning process to address the effects of such structures and to enact bylaws in a manner consistent with sound land use planning goals and objectives. **Action Item:** Since Mendon has a Solar Bylaw, Anne will find out if a moratorium could be granted on the Mendon Solar Bylaw for residential the areas, so that the Zoning Bylaw Review Committee could have time to review the bylaw as it pertains to building solar farms in residentially zoned areas.

Minutes from 10/21/15 were reviewed. **Motion:** Peter moved that the 10/21/15 minutes be approved as written, Sharon seconded the motion and it passed with unanimous approval.

Discussion took place on the Founders Park account to spend \$498.75 for electrical at Founders Park. **Motion:** Barry moved that we spend \$498.75 out of the Founders Park account for the electrical. Peter seconded the motion and it passes with unanimous approval of the Committee.

Anne updated the committee on 131 North Ave vegetable stand. Anne indicated that the proposal was for the land to be turned back to John Gannett who in turn would donate it to the non-profit Shirley Jean Smith Agricultural and Arts Center. Although Gary was anxious to get on the property to start a parking area he had been advised by Kim Newman and Town Counsel that any "land improvements" may create an issue in allowing the land to be returned. At the

BOS meeting Gary indicated that the land would be used for farming, a farm stand, barns and Art. Sharon expressed concern that Art was as individual as the person appreciating art. If the Town's definition of Art is not clearly defined in the deed restriction this property could expand in the future as the non-profit changes its use for Art as it was originally indicated. She was also concerned as to how this would relate to the open space areas. **Action Item:** Anne will work with Town Counsel to make the deed restriction clear as to how the property could be used and will bring the wording to the Committee for review.

Anne updated us on the engineering work at 52 Providence Rd and indicated where fields could be established as well as affordable housing. The engineering company evaluating the use possibilities for the property, will do further analysis.

Sharon updated the Committee on cemeteries. Data received from Peg Tetreault indicated that Quaker Cemetery on George Street has lots to sell for \$800 and she believed there were over 100 available. Gravestones are now allowed in the cemetery too, where years ago they were not. It was Sharon's understanding that Town's were only required to provide cemetery space if there were no other means within the community to provide lots. Quaker Cemetery fills this requirement.

Anne gave an update on 34 George Street, the former Cox property, and indicated that the developer, F&D Central Realty Corporation Inc., would like to move forward to pay the town the funds to establish a conservation restriction on the open space portion of the property. The town has already received \$5,000 from F&D for management of the turtle habitat and is waiting for the \$13,800 check from F&D, so the town can work with Town Counsel and Metcomet Land Trust to compile the conservation restriction.

The Committee discussed the Liaisons to Land Use Committee and creating an official document was tabled for future discussion. Sharon suggested that if we proceed in this direction in the future that a simple letter to those appointed be sent with a list of those things the Committee would like them to do.

Motion: Peter moved that the meeting be adjourned, Barry seconded the motion and the motion passed with unanimous approval. Meeting adjourned at 10:00 PM

Submitted by Sharon Cutler
Secretary

**LAND USE COMMITTEE
Meeting Minutes
October 21, 2015 at 7:30 pm
Mendon Town Hall Mail Room**

Members Present: Sharon Cutler, Anne Mazar, Mark Reil

Guest: Kevin Rudden

The meeting was called to order at 7:30 pm by Chairman Anne Mazar.

Minutes of 5-6-15 were reviewed. A motion was made by Mark Reil to approve the minutes as written. Anne Mazar stepped down to second the motion and with unanimous approval.

Discussion took place on assigning Liaisons to the Land Use Committee for Meadow Brook Woods Conservation Area, Inman Hill Wildlife Conservation Area and Quissett Wildlife Management Area. The thoughts of those present were to have these Liaisons identify maintenance needs, organize volunteers to address those needs, manage and seek matching grants for property improvements. Kevin agreed to research other communities with these programs and draft a potential responsibilities list. It was decided to wait for a full complement of the Committee before putting these appointments to a vote.

The committee discussed the possibility of potentially identifying a place on town property to allow for ATV use. Pros and Cons were discussed and it was decided that having a place for the use of ATVs should not be done as it would invite too many ATV users from other communities since the state and most other communities do not allow their use due to the destruction of property.

A brief discussion took place on potentially exempting over 65 & certain income limits on CPA funds. The members generally agreed, once the requirements were drafted and could be reviewed, that the committee would look favorably on this option.

Anne notified us that Meghan Murphy was working on mapping of the Quissett trail. Trail Riders have received a grant and are currently working with Con/Com over the wetlands.

The North Avenue Vegetable Farm changes for the deed, Barn, Well, Vegetable Garden have been completed. No animals will be allowed.

Cook Cemetery came under discussion as a potential site for needed cemetery space in town. **Action Item:** Sharon will contact Peg Tetreault to find out the available space in the George Street cemeteries and bring the information back to the committee at the next meeting.

Anne notified the committee that the property at 4 Morrison Drive was for sale. There was no interest by the committee members present to pursue the purchase.

Previously approved engineering costs, to determine the meets and bounds at 13 Pleasant Street, was discussed. Anne recommended that we hold off contracting for this engineering expense since the sale of abutting property would create the information we were looking for.

We were advised that the Historical Commission has applied for a grant to conduct a Town Hall Campus Study that would look at the buildings and make recommendations for changing, eliminating and reuse.

The trail system signage for MBW is a work in progress.

Kevin advised the committee that the cabin at MBW has an approved punch list for completion.

Mark Reil made a motion to approve the May 6, 2015 meeting minutes. Sharon seconded the motion and it passed with unanimous approval of the committee.

Sharon moved that the meeting be adjourned at 9:00 PM. Mark seconded the motion and it was passed by unanimous approval.

Submitted by Sharon Cutler
Secretary

**LAND USE COMMITTEE
Meeting Minutes
May 6, 2015 at 7:30 pm
Mendon Town Hall Mail Room**

Members Present: Sharon Cutler, Anne Mazar, Barry Iadarola, Pete Coffin, Mark Reil
Guest: Patrice Murphy

The meeting was called to order at 7:30 pm by Chairman Anne Mazar.

Minutes of 4-20-15 were reviewed. A motion was made by Peter Coffin to approve the minutes as written. The motion was seconded by Mark and passed with unanimous approval.

Patrice Murphy discussed Meadow Brook Uplands and explained that she is currently working with Con Com, Metacomet Land Trust and the State on the grant she obtained for projects on this property. **Motion:** Sharon moved to support the trail marking, mapping and appointment of Patrice Murphy as the LUC Liaison for the Meadow Brook Uplands Conservation Area. Mark seconded the motion and it passed with unanimous approval. The Committee appreciates all the work and effort that Patrice has contributed to this very special Town

owned property.

Discussion took place on the continuation of weed removal from Inman Pond. The past years of weed removal has resulted in a reduction of 80% of the weeds. **Motion: Mark made a motion to recommend that the Town vote to transfer \$6,000 from the Mendon Land Bank to fund the removal of non-native and invasive water chestnut weeds on Inman Pond in conjunction with the Trustees of Reservations funding \$8,000 of the \$14,000 project in the spring/summer of 2015. Barry seconded the motion and it passed with unanimous approval of the Committee.**

The committee discussed the need to identify the exact boundaries of property the Town owns at 13 Pleasant Street. **Motion: Peter moved that the Town transfer an amount not to exceed \$5,000 from the Mendon Land Bank account to fund the surveying of the Town-owned parcel at 13 Pleasant Street. Sharon seconded the motion and it passed with unanimous approval of the Committee.**

The committee discussed the Trail Management of the Meadow Brook Woods. **Motion: Peter made the motion to approve the trail making and clearing at the Meadow Brook Woods property under approval by Parks Dept through Dan Byer. The motion was seconded by Mark and passed with the unanimous approval of the Committee.**

Further discussion took place on the Open Space by-law changes the committee had recommended at the last meeting and before the open hearing on this by-law.

The committee was provided with an update on the Cox property and no change of ownership has yet taken place.

Anne advised the committee that the Historic Commission is going for a Grant for a Town Hall Campus Study.

Sharon advised the committee that the 350th committee would like to plant some Maple trees (either sugar maple or red maple) to add color to the R16 conservation area to make it a more welcoming and beautiful entrance to the Town. Recommendations were made to limit plantings around the trees (due to the maintenance requirements) and look to revise the plans after talking to Kathy Schofield ie: design and with Peter Hawkes for haying requirements. **Motion: Peter made a motion to recommend that the Town transfer up to \$7,500 from the Mendon Land Bank to fund the planting of native trees along Route 16 on the Muddy Brook North Conservation Area, 20 Milford Street for Mendon's 350th celebration. Barry seconded the motion and it was passed with the unanimous approval of the Committee.**

Barry moved that the meeting be adjourned at 9:12 PM. Sharon seconded the motion and it was passed by unanimous approval.

Submitted by Sharon Cutler
Secretary

**LAND USE COMMITTEE
Meeting Minutes
April 20, 2015 at 7:30 pm
Mendon Town Hall Mail Room**

Members Present: Sharon Cutler, Anne Mazar, Barry Iadarola, Peter Coffin, Mark Reil
Guest: Bill Dakai

The meeting was called to order at 7:35 pm by Chairman Anne Mazar.

Bill Dakai, contributor to the Town Forest Comm. but a resident of Millville, presented a Memorandum of Understanding between the Town Forest Committee and the New England Mountain Bike Association (NEMBA) for the purpose of use and maintenance of the trail system in the Mendon Town Forest. The Committee felt that the MOU should also include the Trail By-Law.

After further discussion, the Committee recommended that Bill and another member of the Town Forest Committee meet with Diane Willoughby to be scheduled for a BOS meeting to get their agreement on the MOU. **Motion: Sharon moved that the board recommend to the Select Board the approval of the MOU between the Town Forest Committee and the New England Bike Associate as written. Mark seconded the motion and it was approved by majority vote. Barry Iadarola abstained.**

In agreement with the request from the Town Forest Committee request: **Motion: Sharon made a motion to support the renaming of the Mendon Town Forest to the Shirley Smith Memorial Town Forest. Mark seconded the motion and it passed with unanimous approval.**

In preparation for Town meeting approval of the Land Use Five Year Plan, **Motion: Sharon moved to approve the Five-Year Land Use Plan as stated in the goals of the Mendon Open Space and Recreation Plan. Barry seconded the motion and it passed with unanimous approval.**

The Committee discussed the need for fertilizing the trees at Founders Park to continue with the ongoing maintenance program. **Motion: Sharon moved that \$475 be transferred from the Founder's Park Account to have Bartlett Tree Service fertilize the trees at Founders Park. Barry seconded the motion and it was passed with unanimous approval.**

The Committee discussed the final changes that had been made to the Trails By-Law. **Motion: Peter moved that the Committee approve the Trail and Associated Areas By-law as written. Sharon seconded the motion and it passed with a majority vote. Barry Iadarola abstained.**

The Committee discussed possible changes to the Open Space By-Law as the planning board is in the process of negotiating the first development under this by-law. The discussion considered possible ways in which the Planning Board could be given more strength in the process. We will wait for a rewrite of the By-law to approve proposed changes.

The By-law Committee is considering a Solar By-law. There will be a hearing on this 5/11/15. Most of the committee felt that carport solar would be a good change but there was question on Solar anywhere in Town. Anne urged all to come to the open hearing.

Motion: Peter moved that the minutes of 3/12/15 (that were distributed via email to the members) be approved as written. Mark seconded the motion and it passed with the unanimous approval of the Committee.

Motion: Barry moved that the meeting be adjourned at 8:45. Mark seconded the motion and it was unanimously approved by the Committee.

Submitted by Sharon Cutler
Secretary

**LAND USE COMMITTEE
Meeting Minutes**

**March 12, 2015 at 7:30 pm
Mendon Town Hall Mail Room**

Members Present: Sharon Cutler, Anne Mazar, Barry Iadarola, Pete Coffin, Mark Reil

The meeting was called to order at 7:35 pm by Chairman Anne Mazar.

Minutes of 11-4-14 were reviewed. A motion was made by Barry Iadarola to approve the minutes as written. The motion was seconded by Mark and passed with unanimous approval.

Review of Trail By-law as listed below:

Use of Recreational Trails and Associated Areas

Section 1. Definitions

Associated Areas:

All Town owned open space and recreational areas. Additionally any trail or easement granted to the Town for the purposes of open space and/or recreation.

Motorized Vehicles:

Automobiles, trucks, motorcycles, snow vehicles, mopeds, scooters, mini-bikes, Off Road Vehicles (ORV) and/or All -Terrain Vehicles (ATV).

Town of Mendon Trails:

Any path or right-of-way designated or constructed on Town owned land specifically for use for public recreation.

Section 2. Purpose

The provisions of this By-Law shall be to permit the Town of Mendon and designated law enforcement officers to ensure and enforce the proper use of the Trails and Associated Areas in accordance with these regulations.

The provisions of this Trail Use By-Law shall not apply to any properties that are under the jurisdiction of the Mendon Parks Commission including, but not limited to the Mendon Town Beach, Memorial Park, Mendon Woods (4 Taft Ave.), Veteran's Park, Grover Field, Clough Field, Founder's Park, and Lake Nipmuc Island. Rules and regulations for these properties are set by the Parks Commissioners. These rules and regulations are posted at the entrances to each property and also available on the town's web site.

Section 3. Regulations for Use of Town of Mendon Trails and Associated Areas

- a. All hunting activities must be conducted in accordance with Massachusetts Department of Fish and Wildlife Regulations.
- b. Hunting is NOT permitted on the following properties: i. Any property under the control of the Mendon Parks Commission as defined above. ii. The Lake Nipmuc Island. (Also see Ch. 11, Sec 2 of these by-laws)
- c. Camping and other group activities may be permitted with the written consent of the Select Board
- d. No person shall light or cause to be lit any fire(s) on a Town of Mendon Trail or within an Associated Area without written permission from the property's managing authority and the Mendon Fire Department.
- e. No person shall use or operate a Motorized Vehicle or device of any kind except authorized maintenance vehicles, emergency vehicles of the Police Department, Fire Department, Emergency Medical Services, or other emergency service, upon or within the Town of Mendon's Trails or Associated Areas, unless said area is specifically designated for the parking and placement of Motorized Vehicles.
- f. Any Motorized Vehicle found in or upon a Town of Mendon Trail or Associated Areas, unless specifically authorized, shall be subject to towing and storage upon the order and

direction of a law enforcement officer in accordance with the provisions of M.G.L. Chapter 266, Section 120D.

- g. No person within the confines of a Town of Mendon Trail or any Area Associated therewith shall have in his possession, use, or be under the influence of intoxicating liquors, drugs or narcotics.
- h. No person shall leave, place, or dispose of, in any manner, trash, litter, refuse, garbage or other similar material upon said Town of Mendon Trail or Associated Area, or any waterway or pond; If it is carried in, it must be carried out.
- i. Dogs must be on a leash or kept in sight and under voice control at all times.
- j. Feeding of wildlife is prohibited.
- k. The use of metal detectors is prohibited except in the case of authorized archeological activities.
- l. No person, other than maintenance authorized by the Conservation Commission for open space areas and Park Commissioners for properties under their jurisdiction, shall dig up, remove, deface, defile or ill-use any structure, sign, bush, tree, plant, turf, rock or have possession of any part thereof.

Section 4. Signage

The Town reserves the right to erect any signs necessary to impart information relevant to the respective property.

Section 5. Enforcement, Violations, Arrests, and Penalties

- a. Whoever is found not to be in conformance with the requirements of Section Three shall be in violation of this By-Law.
- b. Violations shall be punished by a fine of one hundred dollars (\$100.00) for the first offense and two hundred fifty-dollars (\$250.00) for each subsequent offense.

Section 6. Severability

If any provision of this By-Law is held invalid by a court of competent jurisdiction, the remainder of the By-Law shall not be affected thereby. The invalidity of any section or sections or parts of this By-Law shall not affect the validity of the remainder of the Town's Zoning By-Law.

A state grant has been awarded for the Town Forest trails project. \$32,334 is needed to fund the grant which when received will be returned to the Stabilization fund. **Peter moved that \$32,334 should be approved from stabilization. The motion was seconded by Mark and passed with the unanimous vote of the committee.**

Peter moved that the following motion be included in the STM. The motion was seconded by Mark and passed with the unanimous vote of the Committee:

Article 25

The Land Use Committee recommends that the Town vote, pursuant to Massachusetts General Laws Chapter 40, Section 15A, to authorize the transfer of the care, custody, management and control from its library trustees, the Board of Library Trustees of the Taft Public Library, to its Board of Selectmen, **for purposes, which shall include, a library, open space or agricultural purposes**, of a certain parcel of land described as follows:

A certain parcel of land located in Mendon, Worcester County, Massachusetts, on the southeasterly side of Hopedale Street and the northeasterly side of North Avenue, consisting of 29.7 acres, shown as "Assessors Map 3 Assessors Lot #131," on a plan entitled "Plan of Land in Mendon, MA, Prepared David Lowell" by Shea Engineering & Surveying Co., Inc., which plan is recorded with the Worcester District Registry of Deeds in Plan Book 755, Plan 75 and to which plan reference may be made for a more particular description of said parcel.

Said land is also described in Article 5 of the Special Town Meeting held on November 10, 2004; and I so move.

Sharon moved that the meeting be adjourned at 9:00. Mark seconded the motion and it was

unanimously approved by the Committee.

Submitted by Sharon Cutler
Secretary

**LAND USE COMMITTEE
Meeting Minutes
November 4, 2014 at 7:30 pm
Mendon Town Hall Mail Room**

Members Present: Sharon Cutler, Anne Mazar, Barry Iadarola, Peter Coffin.
Also Present: John Gomersall

The meeting was called to order at 6:05 by Chairman Anne Mazar.

Minutes of 9-11-14 were reviewed. **A motion was made by Barry Iadarola to approve the minutes as written. The motion was seconded by Peter and passed with unanimous approval.**

Anne explained that the Library Trustees plan to turn the property at 131 North Avenue over to the BOS for management to allow for agricultural use of the property. John Gannett has approved this change of use for this property that was formerly to be used for only a Library or for open space. The idea here is to have the property farmed and eventually establish a farmers market. **Barry moved that the change in use of this property be approved by the Committee. The motion was seconded by Peter Coffin and passed with unanimous approval by the Committee.**

Anne discussed the proposed funding mechanism for the purchase of the Pearson Farm. Looking at the map of the property, the strategy for funding will be that section A will be purchased by the Fisheries & Wildlife to extend the acreage on the existing property that they own. A farmer will purchase sections B&C for approximately \$395K and the Town will hold a conservation restriction on these sections. Purchase of this property will not require borrowing from the Town if these two options can be realized. **Peter moved to support articles 19 & 21 on the 11/5/14 Special Town Meeting to support the Pearson property project. The motion was seconded by Barry and passed with unanimous approval by the Committee.** Anne agreed to notify Con-Con of our decision.

Shawn Clifton, Eagle Scout, has completed his project of building a bridge at Meadow Brook Woods that is strong enough and wide enough to allow for horseback riding and crossing. Per Anne, the bridge is really lovely and adds a lot to this property.

Barry moved that the meeting be adjourned at 6:35. Peter seconded the motion and it was unanimously approved by the Committee.

Submitted by Sharon Cutler

Land Use Committee Meeting Minutes 9/11/14

Attendees: Anne Mazar, Barry Iadarola, Peter Coffin, Sharon Cutler.

Guests: Residents John and Ivy Gomersall

The meeting was called to order by Anne Mazar at 6:35. The committee members had reviewed the minutes from the 6/12/14 meeting. **Barry moved that the minutes be accepted as written. Sharon seconded the motion and it passed with unanimous approval.**

Anne updated the committee on the status of Shawn Clifton's Eagle Scout project at Meadow Brook Woods. The bridge is complete, Anne provided some pictures to the committee members. A great deal of clearing of pathways was completed with the need to get the lumber to the site. Parker Grant will be working on his project, the second bridge.

The Town will be exercising its right of first refusal (61A property) on the Pearson property which is for sale for \$800K. Anne discussed two options for the potential purchase; the property divided into three sections, A, B & C, with Fisheries and Wildlife purchasing section A which abuts property they already own for an estimated \$200K (appraisals will be done to calculate the value of each of the sections), section C the town would purchase a conservation restriction limiting use to only open space and/or agricultural use and open space and Section B, which holds the house, barn and two acres to be sold through Northeast Farm Access working in conjunction with Metacomet Land Trust. The town's portion of the land will be leased to the farmer for farming use.

Peter discussed the con Com support of the project but a request that the town retain control of the property.

Anne explained that after 11/15 the Town will have approximately \$460K in the CPA budgeted reserve account and asked that the committee members attend the 9/22 BOS meeting to be available for discussion on this purchase.

Sharon moved that the BOS be asked to provide two articles on the

warrant for the 11/15 meeting for the purchased of this property one for the scenario above and another (back-up) to ask for dollars for the conservation restriction on the front part of the property and the second article to purchase all of the property. Peter seconded the motion and it passed with unanimous approval. Anne indicated that additional funds would need to be asked for to cover the closing costs.

Discussions took place on the thirty acre piece of property at the corner of North Avenue and Hopedale Street. John Gannett, who donated the property to the Library Trustees has agreed to the Trustees turning the property over to the Town to be used for agriculture and related activities, open space or for a Library. **Peter moved that the committee support the transfer for this purpose. Barry seconded the motion and it passed with the unanimous approval of the committee.**

Barry moved that the meeting be adjourned; the motion was seconded by Sharon. The motion passed with unanimous approval. Meeting adjourned at 7:45.

Respectfully submitted,

Sharon Cutler

Land Use Committee Meeting Minutes 6/12/14

Attendees: [Mark Reil](#), [Barry Iadarola](#), Peter Coffin, Anne Mazar, Sharon Cutler

Guests: Residents: John Gomersal, Mike Amendolia, Becky Kalagher (Bay State Trail Riders Assoc.)

The meeting was called to order by Anne Mazar, Chairman at 7:35p.m. Anne advised the Committee that Mark Reil had been appointed as the BOS representative on the Land Use Comm. for the upcoming year. She also advised us the open space and recreation plan has been approved [and will be valid until 2020](#).

Discussions took place on the proposed \$500.00 that would be acted upon at the upcoming 6/25 STM to provide signage for the two new trails under discussion. Sharon moved that the trails be named the Quisset Road Trail and the Inman Hill Trail, Mark

seconded the motion which passed with unanimous approval. John Gomersal offered to walk the trail and mark them. Becky noted that the Trail Riders will need to assess if Quissett Road Trail can be used by the Trail Riders. **Peter moved that signage and mapping should start with Inman Hill for appropriate access which would be contingent upon approvals from Town Counsel for horse riding. Mark seconded the motion which passed with unanimous approval.** Once approved by Town Counsel, Anne agreed to post on the web site when maps are complete. The committee agreed that the maps should include mileage of each trail and a legend that offers the type and number of parking spaces allowed for each trail.

Discussion took place on the Pearson property, which is 70 acres, not 100 acres, for this chapter 61A property as originally thought. The Town will need a letter from Larry Pearson for the Town to act on first right of refusal. Rumor has indicated that a figure of \$1.1M is being sought. Anne felt the BOS should be asked to allow for the full 3 months allowed to respond so the Town/LUC and other Town Boards can properly review the options. The committee agreed that the full review would be needed.

The committee reviewed maps of the sites of two Pleasant Street properties (number 26 & number 32) that are under tax taking by the Town Treasurer. These two sites could allow access and connections to Meadw Brook Woods, Cormier Woods, Southwick's, Town Forest and old Lamothe property and the property being considered for sports fields, which were also viewed on the maps. Discussions took place and the potential to use one as access and perhaps sell the second to help any of the potential costs associated with the development.

Anne updated the committee on the Mendon North Avenue Vegetable Farm project. John Gannett had agreed to change the deed restriction to allow farming and will donate funds to dig a well. There are some legal things to work through. We have the beginnings of an Organic Gardening (IPM) Integrated Pest Management project.

The committee spent considerable time reviewing the Trails by-law which will be voted on at the 6/25 STM. Questions arose from Committee members:

- In some state forests, snowmobiles are considered different from "motorized vehicles". This may be a consideration since snowmobiles do not do the same type of trail damage that motorized bikes would do.
- Hours of use restrictions could pose a problem with existing state laws that allow hunters access from ½ hour before sunrise to a ½ hour after sunset. As written, the hunters felt this could be too restrictive and not supportable.
- The proposed by-law as written would limit allowable trail maintenance tools that may be needed to remove fallen limbs etc. This should be corrected before voting for an approval at STM.

Barry moved that the minutes from the 5/8/14 meeting be approved as written. Peter seconded the motion and it passed with unanimous approval.

Barry moved that the meeting be adjourned and the motion was seconded by Mark. The motion passed with unanimous approval. Meeting adjourned at 8:45 pm.

Respectfully submitted,

Sharon Cutler

**Land Use Committee Meeting Minutes
5/8/14
Select Board Meeting Room**

Attendees: Peter Coffin, Shirley Smith, Anne Mazar, Sharon Cutler

Guests: Boy scout, Shawn Clifton, Historical Commission Members, residents, Ivy and John Gomersall, Eric Kahler

The meeting was called to order at 7:30 by Chairman, Anne Mazar. Minutes from 3/17 were reviewed. A Motion to approve the minutes as written was made by Peter and seconded by Shirley. The motion passed with unanimous approval of the committee.

Boy Scout, Shawn Clifton explained his proposed Eagle Scout project to the committee. Shawn is proposing to build a bridge on the Meadow Brook Woods property. A bridge that will support two horses, that would be approximately 23 ft long over the river at a point where the river is 13 ft wide. Koopman's has provided the design and specs for the bridge which Shawn shared with the Committee members. Bay State trail riders will pay for the materials if the bridge is built for horse safety. Shawn said he hopes to start the project in June, once he has BOS approval. He is looking for family and friends to assist him in the project. Peter advised Shawn that the project will also require Con Com's approval. Action Item: Peter will brief Con Com on the project and requested that Shawn submit a letter of explanation on the project to them.

Eric Kahler provided the Committee with a visual of trail mapping of Inman Hill/Quisset Road. Eric will come up with a trail for the Town owned property only. Resident John Gomersall from Quissett Road offered to help with sign placements on the trails.

Scenic Road review. The Historical Commission is proposing that Main, Maple, Elm and Emerson streets be added to the list of historic streets in town due to their historical importance. Motion: Peter moved that the LUC support the article for the June Town meeting, Shirley seconded the motion and the motion passed with unanimous approval. The Historical commission will be the proponents of the article at the June town meeting.

Town Farm project is being handled by the Agricultural Commission and we will get an update at the next meeting.

Anne advised the committee that the Town has not yet been notified of the pending sale of

the Pearson 61A property. We will keep the conversation going. The neighbors would like to look at alternatives to the outright sale of the property.

Cox farm property. The developer has cut out the Cox house with the façade to be preserved on the house. The house will be sold with proceeds to go to the Town. The Barn, on open space, will be restored with donated funds. An endowment has been established for the ongoing maintenance of the building with great hopes of it being useful venue location for agricultural and historical events.

Discussion took place on the potential purchase of the Alice Morris property, a two acre cranberry bog with an easement that would allow for connects to the Town Forest as well as to other town owned properties.

Paddock/D'Alessandro property will be decided at ATM with \$8K to be derived from Stabilization for the future expansion of the Senior Center.

Peter made a motion to adjourn the meeting and the motion was seconded by Sharon. The motion passed with unanimous approval. The meeting adjourned at 9:15.

Respectfully submitted,
Sharon Cutler

LAND USE COMMITTEE
Meeting Minutes
March 17, 2014 at 7:30 pm
Mendon Town Hall Mail Room

Members Present: Sharon Cutler, Anne Mazar and Lawney Tinio.
Also Present: Bill McHenry, Shirley Smith, and Mark Reil.

Lawney made a motion to approve the minutes of the 1/29/14 LUC meeting, Sharon seconded the motion and it was passed with unanimous approved.

Anne explained that she would be meeting with the COA tomorrow (3/18). No motion was made pending recommendations from the COA. The engineers felt that 1 additional acre for the Sr. Center should be enough to address future space needs for expansion. .

Discussion took place on the open space section of the Cox property; access location, Gary Smith and Historic Committee, Agricultural Committee looking to raise funds for the restoration of the barn. No decisions were made.

Discussion took place on the rules/bylaws for open space areas. It was decided to place the by-law on the Annual or the June Town Meeting.

Anne explained that Green Communities account is overspent by \$64.05 due to the upstairs Town Hall air conditioners. After discussion, **Lawney moved that \$64.05 be transferred from the Land Use Comm. Account to the Green Communities account at the June town meeting. Sharon seconded the motion and it was passed with unanimous approval.**

Anne advised the Committee that a Boy Scout will be doing an Eagle Scout project on trail mapping of the Inman Hill property.

The Committee discussed options for renaming the conservation areas for ease of identification (no more Fino property). Some discussion took place on Muddy Brook North, East etc. No decision was made.

A TTOR grant has been received for signs and a kiosk at the Asylum St. entrance to Meadow Brook Woods.

Lawney made a motion to adjourn the meeting at 9:03 p.m., it was seconded by Sharon and it was passed with unanimous approval.

Submitted by Sharon Cutler

**LAND USE COMMITTEE
Meeting Minutes
Wednesday, January 29, 2014 at 7:30 pm
Mendon Town Hall Mail Room**

Members Present: Sharon Cutler, Barry Iadarola, Anne Mazar and Lawney Tinio.

Also Present: Bill McHenry and Kevin Rudden.

Sharon made a motion to approve the minutes of the 9/24/13 LUC meeting, Lawney seconded the motion and it was passed with unanimous approval.

Anne explained that Guerriere and Halnon would be walking the Paddock property tomorrow (1/30). No motion was made pending recommendations from the engineers. A decision was made to post a meeting to be held just before the next Special Town Meeting so that we could vote on the potential purchase.

Kevin Rudden discussed some vandalism at the cabin on the Cormier Woods property. He provided a draft of a proposed by-law for the Use of Recreational Paths, Trails, and

Associated Areas. Each committee member agreed to review the document and forward comments to Kevin at Kevin.rudden@gmail.com. Also recommended forwarding to the Town Forest Committee, PB, Conservation Comm. for comments as well. Anne will forward to those committees.

Discussion took place on the potential use of the Town owned land at 131 North Avenue and indicated that John Gannett was in favor of using it as local farming to allow for a farm stand and the sale of local vegetables. The committee agreed that this action should be turned over to the Agricultural Committee to take the lead.

Sharon made a motion to see if the town will vote to transfer \$5,000.00 from Stabilization to fund the Mendon Green Community energy efficiency projects and to reimburse Stabilization \$5,000.00 upon receipt of the final disbursement of Green Communities Grant funds received from the state, it was seconded by Lawney and it was passed with unanimous approval.

Anne brought the Committee up to date on the status of the two big 150 year old sycamore trees at Founders Park. Howie Phipps had brought in an arborist who indicated with pruning the trees could last another 100 years. Anne said that it would cost \$3,627 from the Founders Park maintenance account to prune and maintain the trees the Founders' Park. The fund is all donated money and no town funds. The committee members agreed that this was a good use of the money. Lawney's signature would be needed on the work proposal from Bartlett Tree Experts.

Lawney made a motion to adjourn the meeting at 9:10 p.m., it was seconded by Barry and it was passed with unanimous approval.

Submitted by Sharon Cutler