



MEETING MINUTES

BOARD/COMMITTEE NAME: Joint Meeting with EDC, Planning Board, BOS, and Historic District Committee

DATE OF MEETING: June 19, 2019

TIME OF MEETING: 6:30 P.M.

LOCATION OF MEETING: Mendon Town Hall, Upper Floor

Members Present: Tom Merolli (Chair), Jordan Guzman, Todd Gleason, and Anne Mazar

Non-members present: Chris Burke (BOS), Lawney Tinio (BOS), Bill Ambrosino (PB), Barry Iadarola (PB), Jane Lowell (HDC), Ruth O'Grady (HDC)

- Meeting opened at 6:40 PM by Chris Burke
- Agenda and proposal from EDC for Village Center Zoning District
- Chris Burke discussed rules of meeting
 - BOS to chair meetings
- Chris Burke talked about split of possible 75 / 25 res / biz and what does the reality of that look like based on land usability.
- Bill Ambrosino spoke to the point that a lot of that has been done and a 25 year estimate was put in place starting in 2009.
- One possibility discussed was moving central business center down to Morrison drive.
- Chris Burke wants the EDC to do a report about business needs
 - Bill Ambrosino said much of that work is being done with CMRPC
- GOAL 1. Village District
- All attendees discussed the downtown area overlay with general business.
 - Currently the center of town is zoned rural residential, and while there is a historic district, businesses cannot be opened in the center of town.
 - Mixed Use Village
 - Is one way down maple for parking on one side possible?
 - RT16 and Maple Intersection must be improved.
- GOAL 2. RT 16 zoning
 - STM RT16 expansion of uses, zones, and expansion of lot depth.
 - Desired design through CMRPC suggest designs put forth by the town
 - Highway business was originally intended to be a "light industrial" zoning.

-One thing PB will be discussing is what uses can go in Highway business to achieve this goal.

-Tom Merolli asked what EDC's role in this could be

-Bill Ambrosino said looking at what possible uses could be added to make it

-Goals

- Master Plan by Annual 2020 (POSSIBLY)

- Appraisal on RT16 orchard property

-Which will allow us to define what to do with conservation restriction.

-Lawney Tinio and Anne Mazar to bring to their respective boards for discussion

-LOT Size, setbacks, and zoning uses for RT16 for STM

-Tom Merolli and Bill Ambrosino to discuss this further with EDC and Planning Board, as

well as what EDC can tackle and what Planning Board can tackle.

-Adjourn 8:00PM