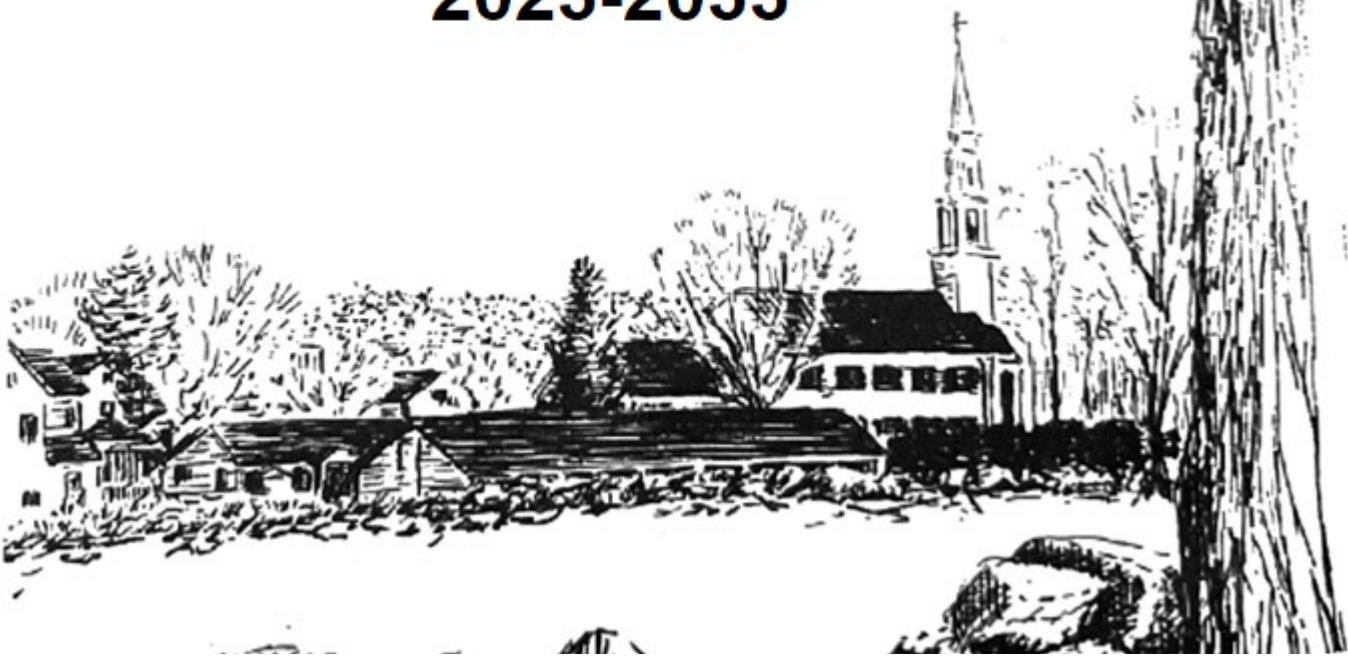




Open Space and Recreation Plan

Mendon, Massachusetts

2023-2033



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Revised: 9/29/2025

Cover art by Grace Harde

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Section 1 – Plan Summary

The Mendon 2023-33 Open Space and Recreation Plan (OSRP) is designed to serve as a comprehensive guide to plan Mendon's future in terms of preserving critical parcels of land for resource protection and passive recreation enjoyment, balanced with providing active recreational facilities to meet the needs of Mendon's growing population. The plan reflects the vision of Mendon's residents, the expertise of the town boards and the analysis of the data collected.

The Town of Mendon has preserved several parcels of key open space, organized effective open space management and improved active recreation facilities. Since Mendon passed the Community Preservation Act in 2002, Mendon has been able to apply for matching grants, which has greatly improved the success of these projects. It has also encouraged volunteerism. Since the last plan, the Mendon Park Commissioners have put forth an effective concerted effort to improve the active recreational facilities. Mendon has also developed a network of people and organizations, in Mendon and regionally, working together to meet Mendon's open space needs. The OSRP has served as an overall guide for Mendon's projects, encouraging an overall coordinated series of projects that have added great value to the quality of life in Mendon.

The goals have been consolidated and some removed because they were not appropriate for this plan, however the goals are in the new Mendon Master Plan. The overall goals for this plan are as follows:

1. Improve Access to Open Spaces and Recreation Resources.
2. Expand the Amount of and Improve the Condition of Passive and Active Recreation Opportunities.
3. Protect the Natural Resources in Mendon including Forests, Farmlands, Water Resources, and Wildlife Habitats
4. Preserve Mendon's Sense of Community

Section 2 – Introduction

A. Statement of Purpose

The purpose of this OSRP plan is to update the needs and goals for Mendon, in terms of open space and recreation and to articulate how Mendon hopes to accomplish meeting these goals. Like past OSRPs, this OSRP will serve as a framework and reference to guide the Town of Mendon towards achieving the goals set forth in this OSRP plan. A helpful addition to the creation of this OSRP is that Mendon is currently working on their Master Plan, which coordinates well with the development of the OSRP dovetailing with the overall town goals.

This is the seventh OSRP for Mendon. The major reason that this plan was developed is because of the intense pressure for residential development in Mendon, which affects both the recreational facilities and the open space. Factors putting pressure on Mendon include; first, the towns around Mendon are reaching build out capacity and the new growth is rapidly moving to Mendon. This trend has been exacerbated by the COVID-19 pandemic with more people being able to work remotely and wanting to get out of the city. Second, the connection of Route 146 and the Massachusetts Turnpike has made commuting from Mendon easier. The rush hour traffic can be bumper to bumper along Mendon's major routes. Third, with the increase of new young families in town, Mendon needs to build recreational facilities to meet the needs of the growing population. Fourth, Mendon has retained much of its rural character making it an attractive town in which to live and the residents would like to continue on this path. Some people don't want the rural character to change and do not want to do anything. One important task is to educate people that if you want open space to remain open, it needs some kind of preservation or will most likely end up as a subdivision, since land in Mendon is becoming more and more valuable.

Mendon still has a good portion of land that is open space. The town has worked to preserve land, but most of the open space is not permanently protected. Currently there are approximately a little more than 2,100 acres of land under Chapter 61, Chapter 61A and Chapter 61B, but this only gives temporary protection, although the option for the town of having the right-of-first-refusal has been very helpful. The Land Use Committee is currently consulting with private landowners who are interested in possibly putting conservation restrictions on their land.

Land protection is also very important in Mendon for aquifer protection and resiliency from the increase in extreme weather events due to climate change that include increased rainfall, drought and high winds.

The Park Commissioners have expanded the park programs and recreational facilities for Mendon over the past seven years, but see many projects that still need to be done to serve Mendon's growing population.

The Town of Mendon has accomplished many of the ongoing objectives set forth in the previous OSRP, but there is still more to do. Some of the accomplishments since the last OSRP follow.

- In 2013, the Cobbler's Knoll Development donated to the town an additional 3.6 acres of open space on Puffer Drive that abutted the Paddock open space.
- In 2013, the Mendon Green Alliance Facebook page was created to reach out to more people concerned with environmental issues.

- In 2013, using CPA funds, a Beaver Control Device was installed to prevent the Inman Pond from flooding, but allow the beavers to live in the pond without having to trap them.
- In 2013, used CPA funds to purchase a surveillance system for the playground and Memorial Field area to protect the park, which had been vandalized.
- In 2013, voters passed a bylaw delineating general business districts, highway business districts, rural residential districts and general residential districts to encourage focused well-planned areas for the development of commercial businesses, while protecting the rural character of the town and avoiding haphazard development.
- 2013, At 188 Providence Street, owner Shirley Smith had her 14 acres put under a conservation restriction. Metacomet Land Trust holds the restriction. This property contains BioMap 2 Core Habitat.
- In 2013, Kevin Rudden used CPA funds to evaluate the ADA access to open space and recreational facilities. CPA funds will be used to make these improvements to these areas following the consultant's recommendations. Currently in process is making the Memorial Fields and playground ADA accessible.
- In 2013, a Septic Management Program was established where the state provides low cost loans to Mendon residents who pay the loan back through their tax bills. The benefit of this is that residents will be more likely to replace failing septic systems that can have detrimental impacts on wetlands.
- 2013, 97 acres off of Lake Nipmuc was preserved with a \$315, 630 LAND Grant and \$264,370 of CPA funds.
- 2013, AN effort started to remove the non-native, invasive water chestnut weed from the Inman Pond. \$6,000 CPA funds were used in conjunction with \$12,000 of Trustees of Reservations funding.
- A new playground was built at Memorial Park with Community Preservation Act Funds
- In 2014, Parker Grant and Shawn Clifton worked with Becky Kalagher, President of the Bay State Trail Riders Association to build a bridge over Meadow Brook to continue the trail on the Meadow Brook Woods property, so that it eventually will connect with the Trustees of Reservations Cormier Woods property and beyond.
- 2014, \$23,775 of CPA funds were used to fund the Sport Court NE Guardian System for a new basketball court and hoops at Memorial Field.
- 2014, \$88,350 of CPA funds were used with \$50,000 MA PARC Grant reimbursement, to fund the replacement of the tennis courts and fence around the tennis courts at Memorial field.
- 2014, \$325,000 of CPA funds were used to acquire a conservation restriction, and pay for related costs, under the control of the Mendon Conservation Commission to allow only sustainable agriculture and/or open space preservation on the front 36 +/- acres of the 70-acre so-called Pearson property located at 43 Quissett Road in Mendon, MA and to sell the front 36 +/- acres subject to the conservation restriction to a buyer for a minimum of \$385,000 and to sell the back 34 +/- acres to the MA Department of Fish and Game on behalf of the Division of Fisheries and Wildlife for \$165,000.
- 2015, The Open Space Communities Subdivision bylaw was passed, as of right, with no special permit needed. The bylaw allows a developer to build the houses closer together and in return they need to set aside at least 55% of the land as permanent open space. The bylaw helps to prevent sprawl and set aside permanent open space and land for recreation. Every subdivision since this bylaw was passed has been an Open Space Community Subdivision, because it is a win-win for all.
- 2015, The Land Use Committee continued to work with the Boy Scouts, the New England Bike Association, the Bay State Trail Riders Association, the Trustees of Reservations and the Parks Department to improve trails, signage and maintenance on the town-owned open space properties so that the Mendon residents and others could enjoy passive recreation activities, such as hiking, non-motorized biking, hunting, x-country skiing, snowshoeing, horseback riding and other activities on the trails.
- In 2016, the former Cox property on George Street was approved for an Open Space Communities subdivision. The Conservation Commission manages the property and Metacomet Land Trust holds the conservation restriction on the 24 acres of open space, which is now called Gaskill Meadows Conservation Area.
- 2016, \$25,000 of CPA funds were used to fund the installation of a drainage system on Tetreault Field, as well as upgrades and repairs to the Veteran's Park outfield.
- 2016, Using free Central MA Regional Planning Commission hours and working with the Land Use Committee, trail maps were made for the Inman Hill Wildlife Conservation Area, which is located between Inman Hill Road and Quissett Road.
- 2016, The Bay State Trail Riders Association (BSTRA) gave the town \$500 to make the trail signage on the property. BSTRA also applied for and received a Recreational Trail Grant for \$29,566 and provided an additional \$6,000 worth of volunteer time for trail improvements in the Inman Hill/ Quissett area.

- 2016, The Land Use Committee appointed Volunteer Land Stewards (VLS) for each of Mendon's open space properties. This program was established to organize volunteer efforts, create better communication channels and to encourage more people to care for the properties. The VLS will help with the trail maintenance, clean-up, volunteer coordination and preservation of Mendon's open space properties.
- 2016, Getting into the spirit of Mendon's 350th Anniversary celebration, the Land Use Committee organized a series of walks on the various Mendon open space properties. There was an edible plant walk with Russ Cohen at the Inman Hill Wildlife Conservation Area and a Discover Mendon History walk in the Mendon Town Forest. The walks were very well attended and received. More walks are planned for 2017, including a full moon snowshoe walk on the Mendon Meadow Brook Woods/TTOR Cormier Woods property.
- 2017, The Land Use Committee organized a series of very well attended hikes through Mendon's conservation areas for the Mendon 350th Anniversary celebration. The Trustees of Reservations (TTOR) Cormier Woods Reservation caretakers Mary and Jim Beauchamp hosted a full moon walk at Cormier Woods, Patrice Murphy from the Metacomet Land Trust organized a vernal pool walk on the Meadow Brook Uplands property and the Bay State Trail Riders Association organized a Poker Run through the Inman Hill Wildlife Conservation Area and the Quissett Wildlife Management Area.
- 2017, The LUC continued to work with the Volunteer Land Stewards to post signage on the open space properties in Mendon and work with the Central MA Regional Planning Commission to make digital maps of the trails. Dan Byer, Director of Parks and Recreation, organized the trail information and maps on the town website.
- 2017, The LUC worked with Metacomet Land Trust to develop a conservation restriction for the 22-acre open space in the open space subdivision at 34 George Street, now named Gaskill Meadow Conservation Area.
- 2017, The LUC worked with TTOR to continue remove the invasive non-native water chestnut weed in the 9-acre Inman Pond on the Meadow Brook Woods property.
- 2018, Mendon became an MVP Community and received an MVP action grant to integrate Low Impact Development and green stormwater infrastructure into the bylaws and subdivision regulations, impacting the health of aquifers, open spaces and homes and businesses by preventing excessive water runoff and making the landscape more resilient to storms, floods, extreme heat and other potential effects of climate change.
- 2018, The Parks and Rec Coordinator and the Land Use Committee worked to develop trail maps for the open space properties, which can be found on the Mendon Town Website mendonma.gov.
- 2019, The Land Use Committee coordinated the legal and survey work required to accept the donation from Harvey Trask of +/- 55-acre lot located on Trask Road in Mendon. In Harvey Trask's Trust Agreement, he requested that the land be utilized as a park (open space), sports fields, an athletic facility or a school.
- 2019, A second Open Space Communities Subdivision was started. 24.5 acres of open space will be given to the town from Applewood subdivision.
- 2020, The Land Use Committee continued to work with the Volunteer Land Stewards to maintain the town's open space properties. During the Covid-19 pandemic, many Mendon residents appreciated Mendon's diverse and scenic conservation properties by getting outside with their families and friends.
- 2020, A title search done on 32 Pleasant Street. The property does not have a clear title and taxes have not been paid for 40 years. The hope is to eventually use this property to connect the Town Forest on Millville Street to Meadow Brook Uplands off of Lake Nipmuc.
- 2020, \$20,000 of CPA funds were used to start the restoration and installation of a native pollinator meadow on 20 Milford Street in the Muddy Brook Conservation Area. The plan is to clear the meadow of many invasive and non-native plants. Once complete, native flowers and shrubs that are needed for native pollinators would be planted and seeded in a meadow. Walking trails through the woods and meadow would be a part of the project. This will be a multi-year project.
- 2021, The town voted 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 and conservation purposes, with 3.2 acres for housing and the remainder 72+/- covered by a conservation restriction. There are several more steps to make this a reality.
- 2021, A third Open Space Communities Subdivision was accepted off of Hartford Ave. W. The town will receive 22 acres of open space from the Brackett Road Subdivision.

- 2021, A fourth Open Space Communities Subdivision is pending and the town would receive 21.5 acres from the Muddy Brook Estates subdivision. Ever since the Open Space Communities Subdivision Bylaw was passed almost a decade ago, every subdivision built has been an Open Space Communities Subdivision, one reason being that no special permit is required, it is by right.
- July 2, 2021 A conservation restriction for 131 North Avenue was recorded at the Worcester Registry of deeds protecting 29.7 acres in perpetuity for open space with the option of 50% for sustainable agriculture.
- 2022, the Select Board signed a resolution for the Blackstone Watershed Needs Assessment Report to support efforts in protecting Mendon's watershed.
- 2022, volunteers handpicked invasive non-native water chestnut weeds from the Inman Pond.
- 2022, major upgrades were made to the beach to prevent erosion and water quality.
- 2022, upgrades were made to the tennis courts and pickleball nets were purchased.
- In 2023, the town received 24.5 acres from the Applewood Open Space Community Subdivision
- 2023 Annual Town Meeting, it was voted to use CPA funds to install sports field lights on Pezzella and Lowell fields, in Memorial Park, 29 Millville Rd. pending an Urban Self Help Grant.
- 2023 Annual Town Meeting, it was voted to use CPA funds to purchase 60 acres at 73 & 75 Providence Street, the former Paddock property, for open space, recreation and affordable housing. The town closed on the property on March 24, 2024.
- 2023 The Mendon Hike Challenge was set up to get people out on the trails. When people appreciate the open space, they will want to protect it. Initially, it has been very successful.
- 2023 Annual Town Meeting, it was voted to buy water testing equipment for Lake Nipmuc to monitor the water quality on a more consistent basis.
- 2023 Annual Town Meeting, it was voted to set aside 3.5 acres of town land at 8 Morrison Drive as access to the Applewood open space.
- At the November 6, 2023 Special Town Meeting it was voted to transfer \$225,000 for a conservation restriction on 111 acres on 101 and 109 North Avenue to be held by the Mendon Conservation Commission and Metacomet Land Trust. This matching funds for a MA Partnership Grant. The closing was on June 28, 2024. The property is called the Maple Farm Preserve.
- At the May 3, 2024 Annual Town Meeting it was voted to set aside \$1.8 million for a conservation restriction on 30,34, 36, and 46 Thayer Road and 192 Providence Street. The closing was on June 27, 2025 and contributions towards the project came from The Nature Conservancy (\$600,000), MA LAND Grant (\$500,000) and Mass Audubon (\$200,000) in addition to the Town of Mendon's contribution (\$500,000). The property is called the Oak and Wall Farm Preserve.
-

B. Planning Process and Public Participation

Survey Summary

In order to gather input from residents and stakeholders of Mendon on the future vision of the Town, the Master Plan Steering Committee organized two community surveys. Both surveys had questions specifically added to provide insight on the Open Space and Recreation Plan. The first survey was developed and launched during the summer of 2021. This survey helped to kickstart the Master Plan visioning process. In this survey, questions were intended to gather feedback on housing, land use, open space and recreation, and economic development. To gain responses to the survey, the Committee posted the survey on the Town website and community signs, placed physical copies of the survey at the Senior Center, and shared the survey on social media using sponsored posts. A total of 678 responses were collected, and 91% were from homeowners in Mendon.

Using the feedback from this first survey, the Committee drafted a vision statement for their Open Space and Rec Plan. This statement focuses on honoring the past, improving environmental resilience, and preserving open spaces and the small-town feel that Mendon has. Once this vision was established, the Committee developed a follow-up survey with a more targeted focus on open space and recreation, natural resources, cultural and historic resources,

transportation and circulation, and municipal services and facilities. This survey was launched in March 2022 and closed in July 2022. It was advertised similarly to the first survey, and was posted on the Town website, community signs, and social media pages. Additionally, paper copies of the survey were available to take at the senior center. A total of 285 responses were collected with this second public engagement opportunity. General themes from the second survey held true to the visioning statement, calling for expanded open spaces and recreation facilities, and maintenance of Mendon's rural character.

The primary writers and coordinators of information for the plan were Dan Byer, Director of Parks and Recreation and Anne Mazar, Land Use Committee Chair and Community Preservation Committee Chair. Assistance and consultation were received from the Central Mass Regional Planning Commission on Sections 3 and 4, the survey questions and on the maps, which was extremely helpful. The process has been very rigorous and time consuming for volunteers. One reason was to save the town money. However, the more important reason is that when Mendon residents develop the plan they understand the process, and learn about the resources and needs of the town. When the goals, objectives and action plans are set, the end product is realistic and meets the town's specific needs.

Other data collectors, writers or supporters of the 2023-33 Mendon Open Space and Recreation Plan:

Land Use Committee, Park Commissioners, Community Preservation Committee, Select Board, Conservation Commission: Planning Board: Master Plan Committee, Agricultural Commission, Town Forest Committee, Town Hall Staff and Central MA Regional Planning Commission.

An ongoing source of information from the public was the annual assessment of the Land Use Committee's Five-Year Plan, which is a direct reflection of the OSRP goals. The Five-Year Plan was available to the public at the Taft Public Library, the Town Hall and on the town website, and there is a public hearing on the plan every year and it is approved at the annual town meeting each year. The 2023-33 Open Space and Recreation Plan was given to the Planning Board, the three Select Board members, the Central Massachusetts Regional Planning Commission, the Board of Health, the Zoning Board of Appeals, the Conservation Commission and the Park Commissioners.

Mendon does not have any Environmental Justice Neighborhoods, although there are areas in nearby towns.

The Land Use Committee meets approximately once a month and all meetings are posted and open to the public. Since the Land Use Committee has representatives from the Planning Board, the Community Preservation Committee, the Mendon Town Forest Committee, the Conservation Commission and the Select Board and often has many other townspeople attend the meetings, the exchange of information is ongoing.

Other groups actively involved in the management of the open space parcels and recreational facilities. There are Mendon Volunteer Land Stewards for each open space property. Beyond the Park Commissioners and the Land Use Committee members, several other organizations actively help with open space and recreation: the Bay State Trail Riders Association, The New England

Mountain Bike Association, Trustees of Reservations, Metacomet Land Trust and the Scouts, to name a few. There is a constant interchange of information. The Master Plan Committee also met numerous times focusing on open space and recreation and gave their input.

A public meeting was held on May 9, 2023 to discuss the plan and to receive comments from the public. Following feedback on the initial draft of the OSRP, a second public hearing was held on 11/13/23 to review the draft action plan goals. Outreach for this hearing was conducted on Facebook, local newspapers, and through direct invites to members of town officials, local youth organizations, and residents. Residents again expressed concern over the lack of sidewalks, the need for ADA trails and that Mendon should not build more sports fields until the town has the staff to maintain them. Following this meeting, the action plan was revised based on feedback from the community.

Section 3 – Community Setting

A. Regional Context

Mendon is a hilltop community located in the historical Blackstone River Valley. According to the Department of Housing and Community Development's profile of Mendon, it has one of the best-preserved Federal Greek Revival hilltop village centers in the state, with large tracts of open land adjacent to the center. Mendon is bordered by six other localities: Blackstone and Millville to the South, Northbridge and Uxbridge to the West, Upton and Hopedale to the North, and Bellingham to the East. According to the United States Census Bureau, Mendon has a total area of 18.3 square miles, of which 18.1 square miles are land and 0.2 square miles are water.

Mendon finds itself in a convenient location to three urban areas: 33 miles southwest of Boston; 28 miles north of Providence, Rhode Island; and 18 miles southeast of Worcester. Over the past two decades, Mendon has felt the pressure of rapid growth and development of the area, spurred by its close proximity to Route 146, the Massachusetts Turnpike, easy access to Route 495, and surrounding towns reaching build-out capacity. Towns in close proximity to Mendon, particularly Milford and the neighboring Bellingham, serve as commercial centers for the area. Mendon can utilize its principal highways, State Route 16 or 140, to access these commercial and employment centers.

Mendon is located within the region serviced by the Central Massachusetts Regional Planning Commission (CMRPC) as shown in Figure 1 - Regional Planning Area (below). CMRPC is the designated regional planning agency (RPA), one of 14 in the Commonwealth, for the Central Massachusetts region, which includes the City of Worcester and the surrounding 39 communities. This region encompasses the southern two-thirds of Worcester County. CMRPC provides municipal and regional planning for Land Use and Transportation, as well as a variety of Community Development services, Transit Planning for the region's transit authority, Geographic Information Services (GIS), staffing for MORE (Municipalities Organized for Regional Effectiveness), and other programs. CMRPC collaborates with local, regional, state, and federal officials, as well as with legislators, in order to bring a regional perspective and a coordinated approach to the planning and development that occurs in this region. The ultimate goal of this agency is to improve the quality of life for those who work and live in the Central Massachusetts region.

Several tributaries of the Blackstone River flow through Mendon. In order to preserve its water resources, and those of the region, Mendon joined the Blackstone River Watershed Association (BRWA). Founded in 1976, the BRWA was established to preserve, protect, and enhance the environmental quality and recreational opportunities of the Blackstone River and its tributaries. Mendon has worked with the BRWA on several water quality projects, stormwater management, and other regional activities.

The protection of its water resources is one of Mendon's primary concerns given the recent growth within Town and the surrounding communities. Mendon relies almost entirely on private wells, so suitable drinking water and the need to maintain its drinking water aquifers is vital. The Town has identified the approval of several power plants in surrounding towns, with additional proposed plants in the works, as a cause for worry. Within Mendon, Miscoe Spring Beverage Co. used to bottle spring water for retail distribution from an underground spring in the northwest area of town. A subdivision was built around the Miscoe Spring plant and it is now not in operation. With an increase in residential development, there is a growing need to identify land parcels where drinking water aquifers are recharged and take actions to preserve those areas. Natural resources do not adhere to town lines, we need to be aware of what towns bordering Mendon are doing and keep communication lines open and transparent.

Mendon has good potential for establishing protected greenway corridors in several parts of town. One significant area is around the southeast corner of Mendon and the Blackstone town line. The Division of Fisheries and Wildlife manages 375 acres that runs from Mendon into Blackstone. This land also connects to the spectacular 180-acre Daniel's Farm in Blackstone that was donated to the Metacomet Land Trust in 1988. A more recent example is an approximately 500-acre swath of contiguous open space that straddles the Town of Mendon and the Town of Uxbridge line. The property is nestled within roughly 1,000 acres of mostly undeveloped land between both Mendon and Uxbridge, containing BioMap2 Critical Natural Landscape and an area of Core Habitat. The Town of Mendon has also preserved two former properties, Chaleki in 2008 and Nolet in 2011, to create the 76-acre Meadow Brook Woods. This property abuts the 186-acre Trustees of Reservations Cormier Woods property, which spills into the neighboring Town of Uxbridge.

Over the past two decades, the Town of Mendon has purchased several adjacent properties to this protected greenway. Surrounding this 800+ acres of protected open space are hundreds of acres of more open space in Mendon, that if added to this acreage would establish a significant protected greenway corridor. Mendon also has potential to protect other large tracts of land that abuts the towns of Uxbridge, Northbridge, Upton, and Hopedale. An example of which is Cormier Woods, a preserved farmstead and restored woodlands in the Southwest corner of Mendon that spills over into the neighboring Uxbridge, totaling 186 acres.

B. History of the Community

Very Early History – Mid to Late 17th Century

The tribes of the Nipmuc Indians were the original inhabitants of Mendon, as well as much of Massachusetts. The Town of Mendon was established on May 15, 1667, five years after the 64 square mile swath of land was purchased from the Nipmuc. During the early stages of the King Philip's War, an attack by local Native American tribes in 1675 left the young town sacked and

burned. Upon the death of King Philip, the adopted English name of Wampanoag Chief Metacomet, the following year, the Nipmuc fled to join other tribes in New York and Canada, leaving only a trace of their original population. By 1680, twenty families had returned to Mendon to rebuild.

18th Century

One of Mendon's chief claims to fame is her "mother town" status. Mendon's original large geographical area became a handicap as the settlers began spreading out from the town center to form new villages on the Blackstone, Mumford, Mill, Charles, and West Rivers. The abundance of waterpower in these new settlements was soon put to use, as both grist and sawmills emerged along the riverbanks.

Mendon experienced reluctant motherhood several times, grudgingly yielding approximately forty-six square miles to five offspring towns, the children of "Mother Mendon". The result was the incorporation of Uxbridge in 1727, Bellingham in 1719, Upton in 1735, Milford in 1780, and Blackstone in 1845. Mendon can also claim three grandchildren, towns that split from one of its offspring. These include Northbridge which broke off from Uxbridge, Hopedale from Milford, and Millville from Blackstone. The towns surrounding Mendon made quick use of the abundance of waterpower and quickly industrialized. To meet the need, Mendon was forced to become an agricultural town, embracing the role as a regional food producer.

Mendon started growing from within; new farms, new roads, new schools, new and larger meetinghouses. As the eighteenth century came to a close, the Town of Mendon was completely settled in a pattern of farms spiraling in all directions from the center, with a population of around 2000 persons. Mendon Center was not a nucleated community; it was little more than the meetinghouse site of a network of dispersed farms. This would all change shortly after the turn of the century.

19th Century

The 19th century would bring the best and the worst of times to Mendon. The early decades of this century were the years where Mendon reached a peak in population, its widest range of activities, its greatest prosperity, and the fullest extent of architectural development. The significance of Mendon's historic district was established in this period, particularly since whatever Colonial-era buildings remained were replaced.

Spirits were high as Mendon enjoyed the early fruits of the industrial economy. For a short time, the town rivaled Worcester in this regard. Architectural development abounded; the Second Unitarian Church on Maple Street, large lavish houses along Hastings Street, and the numerous smaller dwellings of Mendon's growing middle class. Mendon's plan was a significant representation (and is still to this day), of the New England village or town center as it developed in this Federal Period.

The center grew significantly in size and stature. The early introduction of water-powered machinery for the processing of wool and the weaving of fabric in the Blackstone Valley put the Mendon villages of Blackstone and Millville on the map. Textile manufacturing enterprises multiplied. Labor forces grew rapidly and financial investment, banking and real estate speculation brought new personalities and venture capital into town. Well-established farms prospered as improved transportation, notably the Blackstone Canal (1828), opened new markets. A gradual shift was made from the traditional farming practices of the eighteenth

century, which heavily favored beef production, to dairy and orchard products. Mendon Center acquired the characteristics of a nucleated New England village.

During the mid-1800's, Mendon was grappling with the controversial issue of Blackstone's separation. Having rejected requests for years, Mendon's leaders finally relented and the Town of Blackstone (which at the time included Millville) was erected in 1845. Because of the tremendous economic development in the industrial villages along the Blackstone River, the loss of Blackstone had repercussions more serious than earlier separations from Mother Mendon. The town's personal and real estate valuation plummeted. Blackstone comprised nearly 60% of the town's real estate value and over 70% of its personal estate. Positioned in the center of three prospering industrial towns: Uxbridge, Milford and Blackstone, Mendon was reduced to a secondary status between these neighboring towns, where it remained until it became fashionable to live in the country many, many years later.

If not a thriving commercial center, Mendon was still a viable rural town. Farming and small-scale boot and shoe making flourished. The larger boot factories were located in Albeeville on the Mill River, but numerous small shops appeared in the center. This work continued for about thirty years, between 1845 and 1875. One of the most notable factories was W.H. Comstock's shop, located behind his families' distinctive Italianate residence on the northwesterly corner of Main and Maple streets. There is a significant gap in the architectural catalog of the center for the last half of the nineteenth century and it coincides with this period when Mendon reverted to being an isolated rural frontier once more.

When the railroads bypassed Mendon, going through Uxbridge and Milford instead, the town was hurt by the withdrawal of the shoe shops, but was helped travel-wise. People could take a stage to Milford or Uxbridge and then the train to Boston, Worcester, or Providence.

20th Century

The twentieth century opened with prospects for the Center's economy substantially improved. Mendon had now staked its future on being a rural retreat for both tourists and new residents. The Town, with its wonderful natural beauty, its great elevation, its cool and healthy atmosphere, and its beautiful lake, would soon be a noted summer resort and numbers of valuable and wealthy citizens whose places of business were elsewhere, would soon reside in Mendon.

On December 20, 1901, the Milford and Uxbridge Trolley Line opened, following a route that was constructed through Mendon. There was "enthusiasm everywhere". The trolley company built a park on Nipmuc Lake and Mendon became even more of a recreational town for working families working in surrounding towns. The trolley also made it possible for people to live in rural Mendon and work in one of the neighboring urban towns. The Town's image and self-confidence improved throughout the century.

In the great house-building frenzy that followed the Second World War, Mendon's housing stock was noticeably expanded, although not in any planned or systematic manner. Greater development occurred in the rural portions of the town and represent the continued, gradual growth of Mendon as a bedroom community.

21st Century

Mendon has experienced a greater impact from the sprawling Boston metropolis. Many of the historic farms surrounding the center have been the targets of dense housing subdivisions. Ironically, the historic farms situated in and about the center have made the best sites for

housing. Thus, the Center is becoming hemmed in with suburban housing while much of the hard scrapple parts of the Town remain less intensively developed. Surviving farms in the Center face the constant threat of development, which would have an adverse effect on the historic rural setting of the center. Mendon Center currently has weathered this housing explosion and remains remarkably intact to its nineteenth-century fabric. Still, Mendon has emerged from the twentieth century with its relics and monuments to its Colonial past, its distinctive Federal Period buildings and plan, and the improvements and scars of the ensuing 150 years of maturation well in place. Mendon remains a spectacular link to the past. Its residents realize this, calling it “Mendon Gold.”

In recent years, the Mennonite religious community has found the Town of Mendon attractive because of the agricultural history. Many members of the Mennonite community are settling here and buying or renting large tracts of land to farm on. They might be a key group to carry on the tradition of Mendon's agricultural role in the region.

C. Population Characteristics

The Town of Mendon's population has grown quite steadily over the past 120 years. Following the end of World War II, as the trend towards suburbanization expanded the Town's housing stock, Mendon's population increased by over 20% each decade until 2000, when the population increased by almost 32% since 1990. At the start of the new millennium, the population continued to rise, though at a much slower rate. Between 2010 and 2019, the population has increased by only 4.7%, with the 2019 American Community Survey estimating a 2019 population of 6,115 people. Mendon's current population marks an historic high for the Town.

Source: U.S. Census 1900-1920, 1930-1950, 1960-1980, 1990, 2000, 2010; ACS 2019

Regional Growth

Over the past two decades, Mendon has experienced some of the largest growth in population in its immediate region. Mendon's population increased 4.7% between 2010 and 2019, outpacing many of its neighboring towns. These differences in growth are likely attributed to neighboring towns nearing their build-out capacity while Mendon still has large swaths of land to be developed. Mendon's population is projected to steadily increase over the next several decades. According to recent population projections created by the Central Massachusetts Regional Planning Commission, Mendon's population is estimated to reach 6,397 by 2030 and 6,416 by 2040. The region's population growth will likely put increased pressure on the Town to continue to develop. The Town of Mendon will need to strike a balance with the outside demand for additional development and its resident's desire to maintain its current character and preserve its “Mendon Gold”

Table 3.1: Mendon and Neighboring Communities' Population 2000, 2010, and 2019					
Community	2000	2010	2019- Estimate	Percent Change 2000-2010	Percent Change 2010-2019
Mendon	5,286	5,839	6,115	10.5%	4.7%
Blackstone	8,804	9,026	9,263	2.5%	2.6%
Millville	2,724	3,190	3,256	17.1%	2.1%
Northbridge	13,182	15,707	16,582	19.2%	5.6%
Uxbridge	11,156	13,457	13,993	20.6%	4.0%
Upton	5,642	7,542	7,894	33.7%	4.7%
Hopedale	5,907	5,911	5,947	0.1%	0.6%
Bellingham	15,314	16,332	17,108	6.6%	4.8%
Worcester	172,648	181,045	185,143	4.9%	2.3%
Worcester County	750,648	798,552	830,622	6.3%	4.0%
Massachusetts	6,349,097	6,547,629	6,892,503	3.1%	5.3%

Source: U.S. Census 2000, 2010 and ACS 2019

Population Density

In 2019, with a total land area of approximately 18.3 square miles and a population of 6,115, the population density of Mendon is 334.2 people per square mile. Of the towns in close proximity to Mendon, it has the lowest population density. This aligns with Mendon's history of agriculture and small-town charm. However, as homes and open land become scarce in neighboring towns, Mendon may experience growing pressure to develop more land for housing, resulting in a reduction in open space available for protection and recreation.

Table 3.2: Mendon and Neighboring Communities' Size and Density		
Community	Land Area (Square Miles)	Density (Persons/Square Mile)
Mendon	18.3	334.2
Blackstone	11.2	827.1
Millville	5.0	651.2
Northbridge	18.1	916.1
Uxbridge	30.4	460.3
Upton	21.7	363.8
Hopedale	5.3	1122.1
Bellingham	49.2	347.7

Source: U.S. ACS 2019

Age Distribution

The Town of Mendon has seen continued population growth, though at a slightly lower rate than in previous decades. However, while the Town's overall population has seen steady growth, many of its age demographics are in flux. For instance, Mendon has seen a 23% increase in the number of the "Under 5" age group but has seen decreases in the 5 to 9 (-31%), 10 to 14 (-14%), and 15 to 19 (-17%) age group since 2010. While the numbers being used are estimates from the 2019 5-Year ACS, they show that Mendon's Under 19 population is on the decline. Other age groups in Mendon that experienced declines since 2010 were the age groups of 35 to 44 (-31%), 45 and 54 (-20%), and those over the age of 85 (-80%).

However, as stated, the population in Mendon is one the rise and therefore not all age groups are in decline. Since 2010, Mendon saw an increase in residents aged 20 to 24 (27%) and 25 to 34% (47%), which may indicate an increase in young people and young families moving into Town. Other age groups that increased in populations were those over the age of 55. Individual age groups over 55 include: 55 to 59 (up 102%), 60 to 64 (up 65%), 65 to 74 (up 150%), and 75- to 84-year-olds (up 106%) saw significant increases since 2010, many doubling their numbers.

Table 3.3: Town of Mendon Age Distribution 2010 and 2019			
	2010	2019	Percent Change
Under 5 years	244	299	23%
5 to 9 years	473	328	-31%
10 to 14 years	593	510	-14%
15 to 19 years	449	373	-17%
20 to 24 years	287	364	27%
25 to 34 years	352	517	47%
35 to 44 years	1035	713	-31%
45 to 54 years	1244	996	-20%
55 to 59 years	323	652	102%
60 to 64 years	229	377	65%
65 to 74 years	268	670	150%
75 to 84 years	142	292	106%
85 years and over	120	24	-80%

Source: U.S. Census 2010 and ACS 2019

These population numbers indicate that Mendon's population has grown older over the past two decades. In fact, Mendon's 2019 median age was 43.7 years old, over 6 years higher than it was in 2000. This trend is not abnormal within Massachusetts, where many towns are seeing their older populations grow significantly in recent decades. This is likely a trend that will persist into the future. By 2050, 1 in 5 Americans will be older than 60 years old and by 2060, this will increase to 1 in 4. The age of Mendon residents is vital when assessing current open space and recreational facilities as well as planning for future improvements. These spaces should be designed to best serve the Town's aging population. Moving forward, it will be vital to consider the growing senior and pre-senior cohort when planning open and recreational spaces in Mendon.

Social (Diversity) Characteristics

The Town of Mendon is becoming more diverse. In 2010, 96.3% of the population identified as white. In 2019, this number had declined to 94.6%. While Mendon's White population has declined, other racial groups have fluctuated over the past decade. Mendon's Black and African American population has declined 80% from 2010, from 0.5% to 0.1%. The Town's American Indian and Alaska Native population has completely disappeared from 0.5% in 2010 to 0% in 2019. Mendon's increase in diversity can be attributed to the increase in the Asian population and those who identify as two or more races. Mendon's Asian residents made up 1.6% of its

population, an increase of 220% since 2010. Those who identify as two or more races also saw an increase, from 2% in 2010 to now 3.7% in 2019.

In 2019, 2.3% of Mendon's population identified as Hispanic or Latinx. This group has seen a decrease since 2010, when Hispanic and Latinx residents made up 3.9% of the population. The changing racial dynamics of Mendon have influenced the Town's language diversity as well. 94% of Mendon residents only speak English at home, a slight increase from 2010's 93.8%. Since then, residents speaking other Indo-European languages more than doubled, to 4.9% in 2019. Mirroring the increase in Mendon's Asian population, the percent of various Asian and Pacific Island languages spoken at home has also increased to 0.3% in 2019. The 2019 ACS estimated that 0% (MOE 1.7%) of Mendon households are categorized as "limited English speaking".

Environmental Justice

Since 2002, the Executive Office of Energy and Environmental Affairs (EOEEA) has been implementing an Environmental Justice Policy to help ensure that all Massachusetts residents experience equal protection and meaningful involvement with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies, and the equitable distribution of environmental benefits. This policy was instituted recognizing that communities across the Commonwealth, particularly those in densely populated urban areas and in or near old industrial areas, face many environmental challenges associated with Massachusetts' industrial legacy. Residents in these predominantly low-income and minority communities lack open space and recreational opportunities, and often live close to existing large and small sources of pollution which can pose risks to public health and the environment.

Critical to advancing Environmental Justice (EJ) in the Commonwealth is the equitable distribution of environmental assets such as parks, recreation, and open space. Toward this end, and where applicable, municipalities shall identify and prioritize open space sites in the Open Space and Recreation Plans that are socially, environmentally, and ecologically important to EJ populations within the community.

Environmental Justice populations in Massachusetts are determined by the following criteria:

- Households that earn 65% or less of the statewide household median income;
- 25% or more of the residents are minority;
- 25% or more of the residents are foreign-born;
- 25% or more of the residents are lacking English proficiency.

The Town of Mendon does not have any Environmental Justice (EJ) Community. Of the seven towns bordering Mendon, none possess Environmental Justice communities.

Persons with Disabilities

Persons with disabilities must be considered in the acquisition, development, and improvement of open space and recreation areas. In recent years, recreational spaces such as playscapes and exercise areas have evolved to need the needs of disabled residents. In 2019, 2.9% of Mendon residents were categorized as disabled. The likelihood of a person living with a disability increases quite dramatically with age. Of the 986 Mendon residents over the age of 65, 20.8%

have some form of disability. Inclusive open and recreational spaces are vital to address the needs of these residents (2019 ACS).

Income and Employment

According to the Massachusetts Department of Unemployment Assistance, Mendon's labor force in December of 2020 was 3,348 people. In December of 2020, the unemployment rate for the town was 7.8%. This high level of unemployment can be attributed to the 2020 and 2021 COVID-19 pandemic, which had a drastic effect on the nation's economy throughout 2020 and 2021. Under normal circumstances, such as in December of 2019, Mendon's unemployment was 2.1%, slightly lower than the State's rate of 2.4%.

Table 3.4: Largest Employers in Mendon		
Company	Location	Number of Employees
Imperial Ford	Uxbridge Rd.	100-249
Miscoe Hill Middle School	North Ave.	100-249
Southwick Zoo	Southwick St.	100-249
Henry P Clough Elementary School	North Ave..	50-99
Sudbury Granite & Marble Inc	Hastings St	50-99

Source: Massachusetts Department of Unemployment Assistance, 2021 and Massachusetts Department of Labor and Workforce Development, 2021

The Educational Services, Health Care, and Social Assistance industry employed the greatest number of Mendon residents (18.6%) according to the 2019 ACS. As shown in Table 3.5, this is followed by Professional, Scientific, and Management services (16.9%) and the Retail Trade (15.6%).

Table 3.5: Employment in Mendon by Industry		
Industry	Number Employed	Percent of Workforce
Educational services, and health care and social assistance	647	18.6%
Professional, scientific, and management, and administrative and waste management services	588	16.9%
Retail Trade	541	15.6%
Manufacturing	430	12.4%
Construction	300	8.6%
Other services, except public administration	275	7.9%
Finance and insurance, and real estate and rental and leasing	232	6.7%
Arts, entertainment, and recreation, and accommodation and food services	144	4.1
Transportation, warehousing, and utilities	122	3.5%
Information	86	2.5%
Wholesale trade	85	2.4%
Agriculture, forestry, fishing and hunting, and mining	25	0.7
Public Administration	0	0.0%

Source: ACS 2019

Since 2000, a Mendon resident's commute time has seen a steady decline. The 2019 ACS estimated that Mendon's workforce spends on average 33.5 minutes commuting to work. The most popular method for commuting is driving alone by car, truck, or van, chosen by 82.2% of Mendon residents. This has decreased over the past two decades, from 91% in 2000 to 84.8% in 2010 and now to 82.2%. More Mendon residents seem to be utilizing public transportation for their commute, as displayed by Table 3.X. The number of Mendon residents working from home has almost tripled since 2000, from 3.5% to 9.8% in 2019.

Table 3.6: Town of Mendon's Commute 2000, 2010 and 2019			
Mode of Travel	Percent in 2000	Percent in 2010	Percent in 2019
Car, truck, or van – drove alone	91%	84.8%	82.2%
Car, truck, or van – carpooled	3.5%	5.1%	2.5%
Public transportation	0.7%	2.1%	4.5%
Walked	1%	0.3%	0.3%
Other means	0.2%	1.3%	0.0%
Worked at home	3.5%	6.4%	9.8%
Biking	-X-	0.0%	0.0%
Average Commute Time	29.2 mins	33.7 mins	33.5 mins

Source: ACS 2019

In 2019, the median household income in Mendon was \$125,945. Median household income has increased steadily since 2000 when it was \$71,164 and \$102,625 in 2010. As incomes have risen in Town, individuals living below the poverty line have dropped; from 4% in 2000, to 2.2% in 2010, and 1.2% as of the 2019 ACS. This data, along with low unemployment rates, indicates that there have been substantial economic improvements in Mendon over the past two decades and has recovered well from the economic downturn in 2009. As of this writing, the economic impacts of the Covid-19 pandemic will likely lower median household incomes in Mendon for 2020 and possibly beyond. Businesses closing and increased unemployment will have substantial economic ramifications for many of the residents of Mendon.

Table 3.7: Mendon and Neighboring Communities' Median Household Income 2000, 2010, and 2019			
Community	2000 Median Household Income	2010 Median Household Income	2019 Median Household Income
Mendon	\$71,164	\$102,625	\$125,945
Blackstone	\$55,163	\$71,875	\$95,375
Millville	\$57,000	\$77,250	\$79,129
Northbridge	\$50,457	\$68,016	\$81,504
Uxbridge	\$61,855	\$81,127	\$108,060
Upton	\$78,595	\$107,950	\$128,796
Hopedale	\$60,176	\$97,227	\$108,294
Bellingham	\$64,496	\$78,290	\$101,477
Worcester	\$35,623	\$45,036	\$57,092
Worcester County	\$47,874	\$64,152	\$74,679
Massachusetts	\$50,502	\$64,509	\$81,215

Source: U.S. Census 2000 and 2010, ACS 2019

Housing

The 2019 ACS estimated that the Town of Mendon has 2,149 units of housing. Most of those units, 98.1% to be exact, were single family or 1-unit homes, 94.2% detached and 3.9% attached. Two family, or 2-unit, homes only made up 0.9% of homes. Other housing types such as 3- or 4-unit homes (0.5%) and mobile homes (0.6%) made up the remainder of Mendon's housing. 89.3% of these units are owner occupied, while the remaining 10.7% of homes are occupied by rents. As of December 2020, Mendon had 1.9% of its housing stock qualified as subsidized housing (affordable housing) by the Department of Housing and Community Development. However, two additional projects, Cobbler's Knoll and Grist Mill Village, which include 34 affordable housing units, approved by the Town, will increase Mendon's affordable housing to 3%. While Mendon needs to continue to develop affordable housing to reach 10%, the Town's recent progress towards diversifying its housing stock is a move in the positive direction.

D. Growth and Development Patterns

1. Patterns and Trends

The Town of Mendon grew from its agricultural beginnings into a residential community that has managed to preserve much of its rural character. As surrounding towns, and Mendon itself, continue to grow in population, the Town's few remaining farms are facing increasing economic pressure to sell-out.

Mendon has grown from its agricultural beginnings to a rural, residential community in recent years. Unfortunately for many who enjoy the Town's rural character, the changing economics of the region have pushed out numerous farms. The real estate market has put immense pressure on local large property owners, farmers in particular, to sell their land to property developers. With land values approaching all-time highs, farming has become financially unfeasible. Several of the farms in Town have been passed down to children who did not want to continue the farming lifestyle of their parents and decided to sell off the land. In other situations, farming families were land rich but cash poor, needing to sell their land to pay off estate taxes and other bills. Land is a valuable commodity in Mendon.

However, not all hope is lost for preserving Mendon's rural character and storied history of working farms. Chapter 61A has played a critical role in projecting farmland within Mendon. In 2015, a 73-acre farm was sold to a developer who planned on dividing the property in several lots, demolishing the farmstead and cutting into the impressive 3,400-foot historic roadside stonewalls. Luckily, due to Chapter 61A, the Town of Mendon had the right of first refusal and had 120 days to meet the asking price of \$800,000. Through a collaborative effort between a local farmer, Massachusetts Division of Fisheries and Wildlife, and the Town of Mendon was able to raise the necessary funds to protect the farmland and open space in perpetuity. The Town of Mendon used \$240,000 of Community Preservation Act funds to place a permanent conservation restriction on a portion of the land which will be monitored by the Metacomet Land Trust moving forward. While both housing and economic trends will continue to put pressure on Mendon farms, the town is committed to preserving as much of its rural character as possible.

Since 2000, the number of households in Mendon has increased by 13%, from 1815 in 2000 to an estimated 2059 in 2019. Much of this recent development has been the expansion of single-family homes, which make up nearly all of Mendon's housing stock. Over the past few years, Mendon has faced external pressure to develop and internal pressure to maintain its small town, rural charm known as "Mendon Gold". The Town has just initiated the process of updating its Master Plan, which will serve a critical piece in dictating the future growth of the Town, its determination to maintain its current identity as well as outline the future of its open spaces and recreational facilities.

The Open Space Communities Bylaw was passed in 2015 Mendon as a way to prevent suburban sprawl and preserve open space. The bylaw allows a developer to build the houses closer together and in return they need to set aside at least 55% of the land as permanent open space. Since the bylaw was passed in , every subdivision has been an Open Space Communities Subdivision. It is a win for the developer who saves money on road and other infrastructure expenses. It is a win for the residents who have beautiful open space in their backyards. It is a win for the town to be given open space at no cost to the town, which beautifies the landscape,

holds CO₂ in the vegetation left intact, buffers residential areas from flooding, provides passive recreation areas (and some active recreation opportunities), protects the aquifer and protects wildlife habitats. Here is a link to the bylaw on page 31: mendonma.gov/zoning-bylaws

2. Infrastructure

Private wells and private septic systems serve a majority of Mendon. There are a few residential areas bordering the Town of Hopedale, along Route 16 and Route 140, that use municipal water from the Town of Hopedale. Mendon's reliance on private well and septic systems has limited its ability to further develop. For instance, single-family lots must have at least 60,000 sq ft of upland, limiting the town's ability to allow for smaller lots and dense developments. Private wells and septic systems also impede the Town's ability to diversify its tax base, as businesses are not as eager to look at Mendon as a possible location. The future of Mendon's water service and waste management will need to be assessed and the Town must decide whether a public system should be considered.

There are no major transportation facilities in Mendon. The closest mass transit station is the Franklin MBTA line, a 15-minute ride from the center of Mendon. The closest major route is Route 495. This is about a 10-minute drive from the center of Mendon. There are no plans for transportation facilities to be built in Mendon. Mendon does plan on making significant improvements to the walkability of its Village Center through the adoption of the Complete Streets program in 2016. In 2017, the Town of Mendon received nearly \$400,000 to revitalize its Village Center through the program, using the funds to repair or construct new sidewalks on Main and Maple Street, reconfigure and install several crosswalks, and improve both pedestrian and driver safety by installing a speed table and radar speed feedback signs. Additionally, funds will be used to provide bicycle parking in Mendon's Village Center.

Additional plans have also been in place to improve pedestrian and bike access to the Town's several recreational areas, including the Town Beach at Nipmuc Pond as well as the various sports fields and courts at Henry P. Clough School on North Ave. These efforts will be bolstered by the Town's adoption of the Safe Routes to School Pledge, currently under consideration by the Town Administrator. The Town of Mendon has made road safety a priority and looks forward to accommodating all road users in its future improvements to the Town's transportation infrastructure.

3. Long-term development patterns

Currently, Mendon's growth comes from single-family lot development and subdivisions. Most of the Town is zoned for residential use except for areas along Route 140, Route 16, and Harvard Ave that are zoned for business and commercial development. Mendon has faced increased pressure to develop additional housing as neighboring towns reach their build-out capacity. In response to these growing pressures, Mendon adopted an Open Space Communities By-Law, which encourages the creation of large residential lots that permanently preserve open space within the Town while promoting development that is in line with the goals and objectives outlined by the Town of Mendon's Open Space and Recreation Plan. The by-law encourages the use of Low Impact Development (LID) practices, such as reducing lawn size, limiting impervious surfaces to minimize stormwater runoff, and requiring a minimum of 55% of the site to be open space. In Mendon, Open Space Community projects are allowed by-right within residential zoning districts following review and approval by the Town's Planning Board. This

by-law is not intended to make undeveloped land developable, but rather to preserve the Town's rural character through the permanent protection of open land.

A past concern highlighted in previous Open Space and Recreation Plans was the future of the Town of Mendon's Village Center. While the Village Center was accepted by the National Parks Service for listing in the National Register of Historic Places, this designation does not impose restrictions on the buildings in the area, only recognition and assistance in preserving our nation's heritage. However, in 2017, the Town adopted a Historic District By-Law as a means of preserving the Mendon Village Center's distinctive characteristics and architecture. This by-law is overseen by a seven-member commission, tasked with regulating the construction and alternation of any structure or building within the Historic District, comprising the Town Village Center and the Taft Homestead. This bylaw will play a critical role in the preservation of Mendon's Village Center as well as promote walkability throughout the District.

Another pattern is the development of the ANR (approval not required) lots. Houses are being built along many roadsides in Mendon. The realtors in Mendon indicate that house lots in Mendon are scarce and therefore a lucrative commodity. This has led many landowners to sell the ANR lots. Hopefully, the land reforms proposed under the Massachusetts Land Use Reform Act will be enacted and help give the towns more control on the growth in their towns and eliminate the negative effects of outdated laws that allow the ANR lots.

See Appendix A for maps:

Required Map 1 - Regional Context Map

Optional Map A - Historical Map

Required Map 2 - Environmental Justice Map

Required Map 3 - Zoning Map

Optional Map E - Maximum Zoning Build-Out Map

Section 4 - Environmental Inventory and Analysis

A. Geology, Soils and Topography

Bedrock geology has been mapped for the entire State of Massachusetts by the United States Geologic Survey (USGS). Bedrock in the vicinity of Mendon consists of the Milford Granite, Pongansett Gneiss and undivided quartzite, schist, phyllite, marble and metavolcanic rocks. Limited information on surficial geology has been mapped by the Massachusetts Geographic Information System (MassGIS). What has been mapped shows the majority of Mendon is covered by till with limited sand and gravel and alluvium deposits centered around Muddy Brook, along the northeastern town border as illustrated in Required Map 2.

The topography of Mendon is characterized by rolling hills and fields. Most of the land exists at elevations of between 200 to 400 feet above mean sea level (amsl). Ground surface elevations generally decrease from northwest to southeast. A maximum ground surface elevation of approximately 595 feet amsl exists in the northwestern portion of town at Miscoe Hill. Muddy

Brook, located in the northeast part of town is situated within a relatively narrow northwest-southeast trending drainage basin. This basin mimics that of the Mill River located just to the east. The western portion of town is drained to the west by Meadow Brook and Rocky Meadow Brook. These features generally have flatter sub-drainage basins with more extensive wetlands.

Additional detail on soils within Mendon are provided in the Interim Soils Report for Southern Worcester County. Soils present within Mendon consist of fine sandy loams and mucks, much of which is glacial till. The Chatfield-Hollis complex covers much of the southwestern portion of town. This classification identifies areas where bedrock has been found to be present at depths of 4 feet or less below ground surface. This particular complex is also characterized by steep land slopes (15% to 35%). Areas with slopes of this magnitude may pose significant limitations to development. The shallow depth to bedrock and steep slopes makes it impractical to use these areas for cemetery or active recreational purposes.

Several areas of Mendon are covered by soils identified by the U.S. Department of Agriculture (USDA) as “Prime Farmland” including soils from the Merrimac, Scituate, Montauk and Canton series. These areas comprise approximately 20% of the town, mostly in the central plateau along the Mill River floodplain. The majority of these areas are centered along Providence Road and North Avenue and include some of the most significant scenic views which define the character of the town. These areas are also very attractive for residential development, which could lead to a change in the rural, agricultural appearance of the town.

B. Landscape Character

Historically, farming was the town’s main economic interest. Over the past several years, Mendon has preserved many of its open fields and forests while neighboring communities have seen significant residential and commercial development. This has allowed Mendon to maintain a landscape characterized by open fields, forests, and wetlands reminiscent of old-time New England communities. Particular areas of interest within the Town of Mendon include Lake Nipmuc, scenic views such as that along North Avenue and Providence Road and large areas of open space located throughout the Town. Lake Nipmuc is a surface water body covering approximately 85 acres located in the central-western portion of town. Lake Nipmuc currently supports activities such as boating, swimming, and fishing. The Mendon Town Beach is located off of Taft Avenue, along the lake’s eastern shoreline. The lake also provides a scenic backdrop enjoyed by both commercial establishments and nearby residents.

Scenic views, such as that provided by the dairy farm located along North Avenue, are among the main attractions that draw people to the town. Adjacent to the road, the rock walls and rolling fields of the dairy farm are a reminder of the farming history of Mendon. The open fields allow residents and travelers along North Avenue an unobstructed view of the valley through which Muddy Brook flows.

In the southern part of Mendon there is an extensive property which consists of large open fields and old stone walls mixed with wooded areas which adds to the rural, agricultural character of Mendon. This property overlies a sand and gravel deposit which may have the potential to serve

as a high yield aquifer. Development of this area may result in degradation of the quality of the water within this aquifer due to the presence of septic systems, application of fertilizers, etc.

Unregulated development conducted in any of these areas of town could result in detrimental effects to the environment and the overall character of the Town of Mendon. An increase of impervious surfaces within the watershed of Lake Nipmuc could result in additional surface water runoff and erosion of soils into the lake, potentially altering the water quality of the lake. Also, additional loading of nutrients such as nitrogen and phosphorus from the application of fertilizers and the presence of septic systems and pets, may act to deplete the dissolved oxygen in the lake below levels capable of supporting aquatic life. This may also act to significantly increase the density of vegetation within the lake, altering the habitat currently provided by the lake and impacting recreation.

Mendon remains more rural, lacking the fully developed residential and commercial/industrial areas of many of its neighbors. New development and an increasing regional population could lead to a shift in the Town's character and a decrease in the amount of open space and forested land in the Town.

C. Water Resources

1. Watersheds

Most of Mendon is located within the watershed of the Blackstone River. A small portion of the town, which lies east of Route 140 falls within the Charles River Watershed. The Blackstone River Watershed Association (BRWA) is involved in a number of initiatives aimed at preserving and improving the overall conditions of the watershed and the water quality within the Blackstone River and its tributaries. These efforts include programs to control invasive species within the watershed, improve access to the river for appropriate recreational purposes, quantify flow contribution of various tributaries near the headwaters, and monitor water quality within the River and its tributaries. The water quality-monitoring program includes collection of water samples on a monthly basis between the months of April through November. There are several sample locations along the Mill River between Mendon and Hopedale. On the overall watershed report card, this area was rated as "excellent" in temperature and dissolved oxygen, "good" for aesthetics and dissolved oxygen saturation, and "fair" for nutrients.

The Charles River Watershed Association also is involved in a number of initiatives throughout the Charles River Watershed. However, as such a limited area of Mendon is located within the Charles River Watershed, these efforts do not specifically address Mendon. The reach of the Charles River located within Mendon is noted to exceed the boating and swimming standard based on data obtained from a nearby sampling location located in Bellingham.

2. Surface Water

Surface water resources within the Town of Mendon are presented on Water Resources Map A. One of the key surface water features in the Town is the 85-acre Lake Nipmuc, which is drained by Meadow Brook. Lake Nipmuc has not received a surface water classification from the State

of Massachusetts. However, based on its current recreational uses it would be expected that the lake would be designated as a Class B water body. This classification identifies bodies of water, which are suitable as habitats for fish and other aquatic life and wildlife. Class B waters are also suitable for swimming, wading, water skiing, fishing and boating. The Lake also serves as a source for local fire protection. A beautiful 97-acre portion of land that borders a southwest portion of the lake was protected in 2014. It is the town owned Meadow Brook Uplands Conservation Area and has a conservation restriction on it held by the Metacomet Land Trust.

In 2007, the Lake Nipmuc Association was formed. The organization educates lake residents and others in ways to improve the quality of the lake water. They also monitor the lake's water quality, testing for e. coli, phosphates, nitrates, temperature, pH, and conductivity. In the summer of 2021, more extensive testing was done through a Supplemental Environmental Project funded through a MassDEP settlement on a Lake Nipmuc violation of clear-cutting trees along the lake's border. The goal being to have data which will lead to actions that can be taken to reduce the stresses on the lake.

3. Aquifer Recharge Areas

Mendon has a few mapped aquifer recharge areas. The Zones of Contribution that are mapped are centered around the intersection of Uxbridge Road, Millville Street, Milford Street and North Avenue. These ZOCs are designated as Zone I and Interim Wellhead Protection Areas (IWPAs). With the exception of the Talbot Farm area and a number of residences along Route 16 in the eastern portion of town, drinking water is obtained through private wells. The majority of these wells draw water from fractures within bedrock.

Portions of two medium yield aquifers are located in the town. One underlies most of Hopedale and its southern portion extends into Mendon across Hartford Avenue East. The Mill River Aquifer begins in Mendon just to the east of Providence Road but lies primarily in Blackstone. The secondary and primary recharge areas for this aquifer were outlined in a 2003 study commissioned by the Town and conducted by the Northeast Geoscience Inc. The study indicated that this aquifer could prove promising for development into a public water supply, but that further testing should be done. The study also recommended that the Town establish an Aquifer Protection Bylaw, which the Town does not have.

Mendon received a MA Municipal Vulnerability Preparedness grant and worked with CMRPC to integrate into the zoning bylaws low impact development techniques and green stormwater infrastructure whenever possible and this was passed at the 2020 Mendon Annual Town Meeting. In 2019, Mendon completed developing a Stormwater Management Plan.

4. Flood Hazard Areas

The Federal Emergency Management Agency's (FEMA) flood hazard mapping shows flood hazard zones A, AE, and X to be present in Mendon. Areas identified as Zone A flood areas (100-year flood zones) are limited to the immediate areas surrounding the larger surface water bodies in town. The Zone AE areas encompass the land surrounding the Muddy Brook & Mill Rivers and are also considered Regulatory Floodways. The Zone A areas include the wetland between Northbridge Road and Hartford Avenue West just west of Washington Street, Nipmuc

Pond, Meadow Brook and the wetlands downstream of the pond, part of Spring Brook and the upper section of Muddy Brook. Mendon has established a Flood Hazard Overlay District that includes development and use regulations in areas designated as A or AE zones.

Zone X flood areas (500-year flood zones) present in town are again limited to the immediate areas of smaller surface water bodies. Many Zone X areas have been identified along Muddy Brook and Spring Brook as well as other scattered wetlands in town.

5. Wetlands

Wetlands, including both forested wetlands and non-forested wetlands, are important water resources in Mendon. They play a critical role in flood control and in maintaining water quality. Much of Mendon is covered by scattered, small forested and non-forested wetland areas, based on a review of the National Wetlands Inventory (NWI) maps, published by the U.S. Fish and Wildlife Service. These wetlands provide visual variety, wildlife habitat, and help maintain a healthy environment.

The Town recognizes that there is an increasing threat to these unique environments. Wetlands are a valuable resource for water quality protection, wildlife habitat and general environmental health. In 1996, the Massachusetts Rivers Protection Act amended the State's Wetlands Protection Act to establish Riverfront Areas as an additional wetland resource area. Streams that are perennial (i.e. those which flow all year except during periods of drought) are designated as "Rivers" and the land within 200 feet of each side of the channel is protected from most incursions under the Massachusetts Wetlands Protection Act regulations as "Riverfront." A 100ft buffer zone is also required around wetland features and water reservoirs require 400ft buffers. The Mendon Conservation Commission administers the state's Wetlands Protection Act regulations & the Town's Wetland Protection Bylaw which was passed in 2012.

D. Vegetation

Mendon falls entirely within the Southern New England Coastal Plains and Hills Ecoregion, which consists of plains with a few low hills. Forests in this area are typically made up of central hardwoods, some red and white pines and some elm, ash and red maples. The majority of the town is forested. Extensive areas of forested lands such as that along Northbridge Road and in the southeast portion of town are used by area hunters. The south portion of Mendon has been the focus for land preservation projects that support hiking or other passive recreation activities during certain times of the year.

The Town's several large, forested areas, are located in the southern portion of the town, including an area of over 400 acres of contiguous protected land that runs into Uxbridge, which includes the Town Forest, The Trustees of Reservations Cormier Woods, town owned Meadow Brook Woods Conservation Area, which includes most of Inman Pond, located between Mendon and Uxbridge. In addition to this land there are hundreds of more acres of open space that is not yet protected. There are over 500 acres of contiguous protected or town-owned land at the Inman Hill and Quissett Wildlife Management Area, shared between Mendon and Blackstone. Again, in addition to this land there are hundreds of more acres of open space that is not yet protected. In the southeast portion of town there is close to 1,000 acres of contiguous open space that is not permanently protected, but under Chapter 61A with temporary protection.

The Town also has both forested and non-forested wetlands and is home to many unique types of swamps and bogs. These include Acidic Shrub Fen, Alluvial Red Maple Swamp, Inland Atlantic White Cedar Swamp, Kettlehole Level Bog, Level Bog, and Spruce-Tamarack Bog and are found on the western side of town, near Northbridge Road. All are listed as being in good or excellent condition, despite proximity to developed areas. These areas were mapped by the Natural Heritage & Endangered Species Program's BioMap2 project in 2012.

This mapping project also identified several species that are threatened or of special conservation concern, including the Oak Hairstreak, Brook Snaketail, Eastern Box Turtle, American Brook Lamprey, and the Climbing Fern. The climbing fern grows in pine-oak-maple wooded areas with open understory, moist thickets and stream margins. The climbing fern prefers sandy, acidic soils, rich in humus but nutrient poor. Although populations of the climbing fern are abundant where they are found, areas where the fern is found are rare and localized.

Agricultural land also serves as a defining feature of the town, adding scenic value and important habitat for wildlife. The Town has several large farms, including the VanderSluis Farm: a 101-acre farm made up of pasture, woodland and tilled fields that falls within one of the BioMap Project's core habitats. The Metacomet Land Trust conducted an ecological assessment of this property in 2006 and concluded it held exceptional conservation value, especially relative to the size of the property. Twin Elm Farm is a 691-acre property in Mendon, also falls within a core habitat and one of the views was identified as a Scenic Vistas priority by the 2007 Heritage Landscape Inventory Mendon Reconnaissance Report. In 2015, the 73-acre Pearson farm was intended to be sold to a developer, but due to the Chapter 61A restriction on the property, the town had the right of first refusal. In order to make the property affordable, the town split the property, selling a portion to a family to raise beef cattle, a portion to MassWildlife, which is now open to the public, and used Community Preservation Funds to purchase a conservation restriction which is monitored by the Metacomet Land Trust. These farms and the other agricultural areas in Mendon are an integral part of the town's character and may face development threats as the town grows.

In addition to the Town Forest, Mendon has many shade trees that serve as a public resource. On its 20 scenic roads, a Planning Board review is required before trees can be removed. Mendon's zoning bylaw also requires that one shade tree be planted for every 15 parking spaces in the Highway Business or General Business Districts and encourages native plantings to be used for buffers and shade trees wherever possible.

E. Fisheries and Wildlife

Wildlife present within the Town of Mendon include several species typically observed in rural Massachusetts communities. These include deer, pileated woodpeckers, fishers, woodcock, kestrels, bobolinks, eastern meadowlarks, racoons, pheasants, partridges, skunks, wild turkeys and a variety of fish species. However, several of the birds are decreasing in numbers because of habitat destruction and other factors. Most of these species are severely impacted by residential and/or commercial development which can fragment the areas capable of supporting these species.

In addition to the species mentioned above, the Town of Mendon also encompasses habitats supporting species identified by the Commonwealth of Massachusetts Division of Fisheries and

Wildlife as being threatened species or species of special concern. **Table 1 – Appendix B** provides a summary of these species, their respective habitat requirements and some recommendations for management of each species environment to provide adequate protection of their habitats. This information was obtained through the Natural Heritage & Endangered Species Program (NHESP).

Mendon also contains a variety of Core Habitats and Critical Natural Landscapes identified by the NHESP's BioMap2 Project. Core Habitats are areas that are necessary for long-term preservation of rare species and ecosystems in Massachusetts. Critical Natural Landscapes, on the other hand, are intact landscapes that will be most likely to endure future disturbance and support a variety of species and habitats over long time frames. Core Habitats are listed in **Table 2 – Appendix C** and in Critical Natural Landscapes. When looking at these lists, it's important to note that some of the landscape blocks extend beyond the Town and that the species listed are likely to be found in those habitats, but have not necessarily been documented in Mendon.

In addition to the Core Habitats and Critical Natural landscapes, Mendon also has several vernal pools. Vernal pools are small, shallow ponds that undergo annual or semi-annual periods of dryness. There are species, such as fairy shrimp, that spend their entire life cycles in vernal pools. Mendon has seven (7) vernal pools that have been certified by the NHESP. Mendon has over 75 potential vernal pools that have been interpreted from aerial photographs. These vernal pools likely provide habitat for unique species just as the certified vernal pools, they do not receive legal protections under the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00) or any other state or local regulations because they are not certified.

One of the Town's largest wildlife corridors is 500 acres, stretching from the southern shore of Lake Nipmuc, through the Town Forest and ending at the town line. The other corridor is in the southeast section of town and runs into the Town of Blackstone and comprises approximately 800 acres. Both areas are a mixture of wetland and upland landscapes and there used to be the second largest blue heron rookery in Massachusetts.

See Appendix B:

Appendix B - Table 1 Summary of Rare, Threatened and Endangered Species Observed Within the Town of Mendon

F. Scenic Resources and Unique Environments

Mendon's scenic resources include the natural and agricultural landscapes previously mentioned, such as the several swamp and bog ecosystems, as well as other historical areas. Old, New England-style, open fields and large rock walls are present on farms located along Quissett Road in the south-central part of town and Providence Road near the center of town. Streets such as Thayer Road and Miscoe Road have been designated as scenic roads due to their natural, wooded surroundings. Mendon has a total of 20 Scenic Roads. This designation means that a review is required for the removal of stones or trees from the road right-of-way. Designating these roads will help preserve the historic trees and stone walls along these roads, as well as protect roadside scenic vistas.

Over 250 buildings within Mendon have been identified as architecturally significant. These buildings are spread throughout the town, but are concentrated in the Town's two National Register Historic Districts: the Mendon Center Historic District and the North Avenue Rural Historic District. All of the contributing historic features in these districts are automatically listed on the State Register of Historic Places. The Nathan Aldrich House and Resthaven Chapel are individually listed on the state register, as well. A local organization, Preservation Mendon, maintains records of the historic places.

Mendon has a lot of historic sites, such as many old cemeteries, historic sites marked with signs in the Mendon Town Forest, and Founders' Park where the first meeting house was built in 1630 and there is signage explaining the history of Mendon. Mendon is also home to the largest zoo in New England, Southwick's Zoo, which is rich with history and environmental education. Mendon also has a popular town beach on Lake Nipmuc.

Other areas of interest include BioMap Core Habitat and scenic vistas. At the Inman Hill Wildlife Conservation Area on the top of Inman Hill, a panoramic view can be seen and on a clear day Boston can be sighted. Two other areas that have not been preserved and Mendon would like to maintain as open space include the hundreds of acres of BioMap Core Habitat off of Bates Street and Thayer Road and the scenic vistas along the northern area of North Avenue, which is also BioMap Core Habitat.

Mendon is located in the Milford-Dedham Geologic Zone. Mendon features a typical glacial landscape with uplands and lowlands. There are several areas of lodgment till and ledge which can frustrate building efforts. The famous, so-called "Milford Pink Granite" also exists in Mendon. In terms of specific unique geologic features, there is a small cliff located within the Meadow Brook Uplands property. On the Town Forest property there are many signs of past quarrying activity including an old granite quarry used to source building materials for nearby historic buildings.

See Appendix A for the two Scenic Features maps.

G. Environmental Challenges

Ground and Surface Water Pollution

Mendon faces a number of environmental challenges, from threats of groundwater contamination to the potential for invasive species to harm native ecosystems to issues of equity. Under the Massachusetts General Law, Chapter 21E sites are contaminated by oil or other hazardous material and are subject to special restrictions for redevelopment. Such sites are classified by tiers based on their level of contamination and their owner's compliance with regulations. The Massachusetts Department of Environmental Protection's (Mass DEP) database lists 36 reportable spills of oil and/or hazardous materials in Mendon from 1990 through 2020. Most of those sites, including some former gas station sites, are classified as posing no significant risk.

The most serious contamination of Mendon's groundwater occurred during the 1990s. An underground tank at O'Grady's Gas Station near the Hopedale line leaked a gasoline additive, MTBE, into the groundwater. The additive contaminated nearby wells and the only alternative in this case was to connect the approximately 20 affected houses to the Town of Hopedale public

water supply. A similar situation developed at a gas station on the corner of Main and Milford Streets but was caught before causing any widespread damage. Neither location is currently selling gas. A more recent contamination involves the former Gaskill's gas station located on the corner of Route 16 and Millville Road. According to Mark Baldi, Section Chief of the Bureau of Waste Site Cleanup, the comprehensive action to achieve a Permanent Solution involves stimulating the biodegradation of petroleum hydrocarbons by performing injections of a remedial additive called RegenOX. Buried home heating oil tanks also pose a significant threat to Mendon's drinking water supply.

Another threat to the groundwater was the old town dump located off Bellingham Road. The Mendon Board of Health tried to close the dump when trailer truckloads of building debris were imported from the Boston area. This attempt to close the dump triggered a town-wide controversy. A homeowner in proximity to the dump has reported contamination of their well; however, the Mendon Health Department reports that test results required by DEP show no contamination. It is highly unlikely that the surrounding acreage will be used for housing development. The construction of power plants in neighboring communities also raises some environmental concerns in Mendon. These facilities could impact regional air quality as well as stress available water resources in the area.

See Appendix C - Table 2 summarizes oil and hazardous waste releases reported within the Town of Mendon which are presently listed with the Massachusetts Department of Environmental Protection (MADEP). These sites have experienced releases of materials which exceeded the reporting threshold quantity as defined by MADEP for each contaminant.

Non-native Invasive Plants

Land-based invasive species are a problem in Mendon as they are across the state. On preserved open space properties, many typical invasive species have been documented, such as Multiflora Rose, Asian Bittersweet and Japanese Knotweed. On the Meadow Brook Woods property, Japanese Knotweed was removed with the help of The Trustees of Reservations. Water-based invasive plant species are also present in Mendon's surface water bodies. Purple Loosestrife was rampant in the 85-acre Lake Nipmuc. The Lake Nipmuc Association organized a volunteer effort to remove the weeds and educated residents on the lake about the damage that the plant caused and to remove it even though it is beautiful. It is eradicated, but is monitored each year so that it does not grow back.

On the 9-acre Inman Pond located in the Meadow Brook Woods conservation area, there was been an effort to remove the invasive non-native water chestnut weeds that had infested the pond. CPA funds and TTOR funds were used to have Lycott Environmental mechanically remove tons of the weeds. They also handpicked the weeds along the edges. The town has organized volunteer handpicking to keep the weeds from re-infestation.

Climate change also poses a significant threat to Mendon's future. In 2017, the Town completed the Municipal Vulnerability Preparedness program working with Mass Audubon and the Blackstone River Watershed Association. This process culminated in a report that outlined the anticipated impacts from climate change as well as priority actions that the town should take to become more climate resilient. As a result of climate change, Mendon could see an increase in temperature of 5.3°F and the days below 32°F could decrease by as much as 33 days. Rising

temperatures will likely increase the frequency and severity of storms, causing more wind and tree damage, power outages and transportation restrictions. Mendon is also expected to see an increase in precipitation, resulting in a higher flood risk. These changes may also increase the amount of runoff which could overload the town's stormwater systems, increase pollution and nutrient loading in surface water systems. In conjunction with warmer water temperatures, this could cause algal blooms in lakes and ponds. Climate change may also pose a threat to the drinking water system, as decreases in snow cover and winter temperature fluctuations could cause more frequent pipe freezes.

Mendon has also strategic worked to protect areas that are BioMap Core Habitats and Natural Supporting Landscapes to protect Mendon's aquifers, since most of the town is on well water. These conservation efforts will also help to mitigate the effects of climate change including the prevention of heat islands, flooding and erosion.

Erosion, Flooding and Sedimentation

Mendon has experienced some erosion and sedimentation issues because of stormwater runoff and human activities such as construction and land development. Stormwater runoff also can cause of erosion and sedimentation. During heavy rainstorms, water can flow across the ground and carry sediment and other debris with it, depositing it in low-lying areas, streams, ponds and lakes. This can lead to increased sedimentation in waterways, which can negatively impact aquatic ecosystems and cause flooding issues.

These measures include the use of erosion control devices, such as silt fences and sediment basins, to prevent sediment from leaving construction sites, and the implementation of stormwater management practices such as infiltration basins and vegetative buffers to help capture and filter stormwater runoff.

Mendon passed a zoning bylaw that prohibits the removal of topsoil off a property site when land construction is occurring. The Planning Board also adds conditions to subdivisions that clearcutting is not allowed, so that the vegetation can hold the soli in place preventing erosion and filter the water in aquifers. Both of these requirements help to prevent erosion, flooding and sedimentation.

Also, low impact development techniques have also been integrated into the zoning bylaws and subdivision regulations to prevent erosion and sedimentation by using the nature-based solutions to discourage of excessive use of impervious surfaces and land disturbance when developing land. This was accomplished using an MVP Action Grant.

Mendon received another MVP Action Grant to landscape the Town Hall Campus area using green stormwater infrastructure as an example of how low impact development could be used when building. The site includes educational signs as to how GSI works, there is a website on the [Town Hall Campus](#) design and an educational workshop was held for the town and neighboring towns, including towns with EJ communities.

Areas to monitor for flooding include Route 16 by Muddy Brook and the George Street and areas where there are beaver dams. Mendon has worked with Beaver Solutions to use beaver control

devices wherever possible to humanely control the flooding issues. There are three devices in Mendon, one in Meadow Brook Woods and two in the Mendon Town Forest where nearby properties were getting flooded.

New Development

Mendon has one large subdivision being completed that was permitted before the open space subdivisions bylaw was passed. The lawns are large, there was a lot of clear cutting and the roads are wide; all not beneficial to the wildlife habitats. Once the bylaw was passed, we have had two small cul-de-sac subdivisions, each setting aside about 24 acres of rich habitat and each next to the subdivisions and other open space areas. There are also two more open space subdivisions permitted. The Mendon residents, homeowners and developers all see it as a win-win-win situation.

The other development is solar farms. Two of them have worked out well, but required clear cutting; not ideal. On the third solar farm there has been some erosion and this needs to be prevented on future sites. Another is over the middle school parking lot on carports; very ideal. Mendon is encouraging solar development on roofs, and over disturbed areas, like parking lots, wherever possible.

Geographical Access to Open Space and Recreational Facilities

The open space parcels in town are fairly evenly distributed around the town. Mendon does not have mass transportation, but by car or bike the trails are very accessible. Mendon is working to create more trails. Here is a link to the current trails in town [Mendon Trails](#). Also, at this link you will find details on a new program in Mendon, the Mendon Hike Challenge. This was created as a fun way to get people out on the trails to discover and hopefully want to protect the beautiful open space in Mendon. To date, 70 people have signed up for the free program and it has generated much enthusiasm on social media and through a newspaper article.

There are several open space parcels that offer good hiking and parking. These areas include the following: the Mendon Town Forest - Cormier Woods - Meadow Brook Woods area located in the southwestern Mendon, the Inman Wildlife Conservation Area – Quissett Wildlife Management Area in the south-central Mendon and Meadow Brook Uplands located on Lake Nipmuc more centrally located. The town owns land in Northeastern Mendon on Trask Road and Central Mendon on Route 16, but trails need to be developed and are an area targeted for more land conservation.

The one area in town that does not have conserved open space, but that has a lot of open space and has 100s of acres of BioMap Core Habitat, is in the southeastern portion of town. The town is monitoring this area for possible conservation opportunities.

The main active recreational areas are located in the central Mendon right off of Route 16, a major route in town. This area includes the Town Beach, a multipurpose playground, a walking track, a trail through a small open space area, as well as Memorial, Veteran's and Tetreault sports fields. The NEFC turf fields are located in central-west Mendon on Route 140, another major route in town. These areas are very accessible and parking is available. Additionally, Grover sports field is located in southwestern Mendon and is used, but out of the way. Mendon

Parks and Recreation is actively looking for another location for sports fields that would be centrally located since there is such a high demand.

There is a vision for an ADA trail next to the Mendon Senior Center. Next to this site is an affordable housing project that is in the RFP stage. A trail in this location would be in walking distance from the senior center and the affordable housing units. This is an objective/action under Goal 1.

Environmental Equity

Environmental equity is also a concern for the Town. The Town of Mendon does not contain any state designated environmental justice populations but should still approach environmental decisions with an equity lens. [There are several EJ communities surrounding Mendon and Mendon's trails and beach are open to the public for anyone to access.](#)

The Land Use Commission recently included affordable housing as one of its top priorities and is interested in exploring options for providing open space near affordable housing developments. The town is actively working to use a 70-acre property at 52 Providence Street to develop affordable housing, ADA trails and general open space trails. Another site for affordable housing at 75 Providence Street is in the early planning stages. This affordable housing will also abut close to 90 acres of open space where trails are planned. In 2016, Mendon added a Complete Streets Policy which aims to improve connections between low-income neighborhoods and vulnerable communities as town resources such as schools or open space. The playground has ADA access and picnic tables, something that Mendon would like to expand to other recreational areas. Also, all of our open space trails are open to Mendon residents and people from other towns as well as the active recreational areas and sports fields that are centrally located and close to Route 16. The turf field, owned by NEFC Soccer Club lets the town and schools play on the fields at half the rental fee. NEFC also has inner city teams that compete on the Mendon fields.

See Appendix A for maps:

[Required Map 4 – Soil and Geologic Features Map](#)

[Required Map 5 – Unique Features Map – Map 5.1](#)

[Required Map 5 – Unique Features Map – Map 5.2](#)

[Required Map 6 – Water Resources Map – Map 6.1](#)

[Required Map 6 – Water Resources Map – Map 6.2](#)

[Optional Map E - Maximum Zoning Build-Out Map](#)

[Optional Map F – Habitat Features](#)

[Appendix B - Table 1 Summary of Rare, Threatened and Endangered Species Observed Within the Town of Mendon](#)

[Appendix C – Table 2 – Oil and Hazardous Waste Sites](#)

Section 5 – Inventory of Lands of Conservation and Recreation Interest

In the Mendon Master Plan Survey, Over 56% of surveyed residents indicated wanting more parks and open space areas, and about 54% wanted more outdoor recreation facilities and fields. Residents also felt that youth programming was well established, but could be expanded to provide opportunities for all ages.

Something to note is that when people look around Mendon and see the open space that is not protected, they assume it will stay that way, but if the land does not receive permanent protection, it could easily be sold for development. Many residents do not realize this. The 56% would be a lot higher if more residents were aware of this.

There are several reasons that preserving open space and areas for passive and active recreation are important.

One is that Mendon has a high percentage of environmentally significant land. Mendon contains a good portion of land that is designated BioMap Core Habitat and Critical Natural Landscape, which can be seen on the Land Matrix.

Two is that climate change and mass extinction of species is reaching a point of no return if we do not make drastic changes to reduce greenhouse emitting gases and protect wildlife habitats. Numerous studies show that land protection is essential to cleanse the air and water, provide a buffer against extreme weather, stabilize climate, foster biodiversity, absorb carbon, support fisheries and create healthy environments for humans. One movement that is gaining support from many scientists, biologists and environmentalists, E.O. Wilson and David Attenborough, among them, is to work towards protecting 30 - 50% of the world's land and seas. Land protection often starts on the local level and Mendon has been steadily preserving land for wildlife habitat and passive recreation.

Three is that it is more cost effective for a town to purchase open space than to have residential housing built. Many studies show that open space and agricultural land requires minimal town services, whereas residential housing require many more town services including road maintenance, schools, public safety and infrastructure. Often taxes do not cover these costs. Sometimes, it can be cost effective for the town to purchase prime open space areas if a subdivision is slated to be built on that same land. Of course, development will happen, but it is important to conserve the important wildlife habitats that are in town.

Four is that Mendon's history is based on a rural agricultural past and the town would like to continue to "cultivate" this character in Mendon.

Five is that the open space and recreational facilities provide for healthy active and passive recreational activities including hiking, biking, cross-country skiing, camping, hunting, active sport recreation, tennis, basketball, swimming and exercise in playgrounds. Most of the people who live in Mendon choose Mendon as a home because of its open spaces. Once they move here with their families, many residents with children are looking for activities and get involved with

sports and request more active recreational services. Recreational activities are essential for people's physical and mental health.

Definitions of Protection: Open space is a parcel of undeveloped land. Recreation land can be less and refers to sports fields, sports courts, beaches and playgrounds. Below are levels of protection. These lands are eligible for a significant tax break.

SHORT-TERM PROTECTION

Massachusetts General Law Chapter 61, 61A and 61B is a tax classification for lands under private ownership. This classification enables the lands to be taxed at their use value rather than their full market value and provides temporary protection for open space:

Chapter 61: Owners with parcels of more than 10 acres are eligible for a ten-year forest management plan. In exchange for filing a plan with the Department of Environmental Management, these parcels are exempted from 90% of the regular property tax due on that land for a ten-year period. The Town is also entitled to 8% of any commercially sold forest products harvested from that parcel.

Chapter 61A: Productive agricultural lands. Tax exemptions vary dependent on crop valuation. Participation in this program should be encouraged as the tax break can provide enough of an incentive for agriculture to be maintained and preserved.

Chapter 61B: Lands of at least five contiguous acres that are used for recreational activities. Recreational uses may include hiking, camping, nature study, hunting, and skiing.

The landowner can opt to remove the property from Chapter 61 but is required to pay the last 5 years of rollback taxes. Unless the land will continue in agricultural use for at least five consecutive years, the landowner must offer the town the right of first refusal. The Town has only 120 days to execute this "first refusal" clause.

Article 97 is an amendment to the MA Constitution. It protects lands owned by the Commonwealth, cities and towns that were designated for the purpose of open space preservation or recreation. According to the statute, "Lands and easements taken or acquired for such purposes shall not be used for other purposes or otherwise disposed of except by laws enacted by two thirds vote, taken by yeas and nays, of each branch of the general court."

Having another layer of protection on properties, such as a conservation restriction (CR), is a good practice to protect lands in perpetuity.

LONG-TERM PROTECTION

A **conservation restriction (CR)** is a form of land preservation where the landowner wants to protect his property from ever being developed while still maintaining ownership of the property. This can be an ideal solution for Mendon landowners who want to permanently protect their property. Contrary to popular opinion, a deed restriction does not protect a property in perpetuity. A conservation restriction on the use of the property, however, does ensure that it will never be developed.

Land placed under a CR can remain private or can be open to the public. The CR can allow for farming and passive recreation and, depending upon the circumstances, even small parcels of 5 acres or less can be eligible. The CR can be placed upon the property and must be held by a third party, such as a land trust or a town's conservation commission, if the town does not own the property. In the case where the Town is the owner of the property, the CR should be held by a land trust or similar entity. The third party monitors the property in perpetuity.

An **Agricultural Preservation Restrictions (APR's)** is another form of permanent land protection, similar to a conservation restriction, in a program that offers non-development alternatives to protect important agricultural land. Under an APR, land must be kept in agriculture. APR's are managed by the Massachusetts Department of Agricultural Resources. Mendon does not have any land under an APR.

A third option of long-term protection is land owned by a land trust. Several open space parcels in Mendon are held by private land trusts, many of them have further protections including conservation restrictions.

A. Private Parcels

The private parcels of special interest are listed in the Land Matrix Chart (Appendix D - Land Matrix OSRP) and on [Required Map 7 – Open Space Inventory Map](#). There are many landowners with large properties that would be valuable as public open space or recreation areas. Mendon has forested areas, open fields from the old farms and many wetlands that create a beautiful, diverse and healthy habitat for wildlife and humans. The Land Use Committee in Mendon monitors these ecologically rich lands for future preservation and watches for properties that are practically located for sports fields. The Land Use Committee is currently working with several landowners to employ cost effective land preservation strategies, such as conservation restrictions and outright land donations.

Mendon has a significant amount of land under Chapter 61, 61A and 61B. This land is privately owned and only under short-term protection, however the town has taken advantage of their right-of-first-refusal powers to protect several key properties:

96-acre Kelly Farm, 15, 16, 26 & 33 Inman Hill Rd, for open space

14-acre Paddock property, 69 Inman Hill Road, with the Kelly Farm, helped the Town complete a contiguous tract of 800 acres of protected open space

78-acre Fino property, Milford Street, the Town used Community Preservation Funds to purchase a 24-acre portion of the Fino property to save as open space. This parcel connects to hundreds of acres of unprotected open space, has Muddy River flowing through the property, which is BioMap2 Core Habitat, and contains an open field that is one of the first landscapes seen when driving into Mendon, other portions sold for commercial use or set aside for town use

73 acre Pearson Farm, 43 Quissett Road, MA Fish & Game bought half, for open space and agriculture, a farmer bought the other half and the town holds the conservation restriction that was paid for with CPA funds

60 acre Paddock property, 73 & 75 Providence Street, for open space, recreation and affordable housing

Purchasing land is one method of preservation, which can be costly. However, sometimes, it is the only way to protect key properties is outright purchase. CPA funds and grants have been essential in land preservation projects in Mendon. The Land Use Committee is working to utilize several other methods. Conservation restrictions (CR) are a good method to preserve open space for less money. With CRs, the landowner can continue to live on the land, but the town or a land trust or other non-profit buys the development rights to permanently preserve the rest of the land the owners are not living on.

Mendon also has an Open Space Communities bylaw, by right with no special permit required, where the developer is required to donate at least 55% of the land as open space and they can build the houses closer together than the regular zoning regulations. This has been a very successful option for developers and the Town of Mendon.

Another method is finding conservation buyers. This can be a very cost-effective way to preserve land. In this case an owner is found to buy a large tract of land, but only builds on a small portion of the property, while permanently preserving the rest of the property.

Another important aspect is to work with large landowners with philanthropic intent to accept donations of land. Another method is partial development of a purchased open space to recoup some of the purchase costs.

The Land Use Committee also has a strong network of contacts with land trusts, estate and tax lawyers, state and local officials, donors, as well as other experts to learn about new methods of land preservation, grant availability and current legislation. The Land Use Committee, through the information in the OSRP, has set priorities as to what land is most valuable to the town and focuses on preserving these properties for open space or active recreation.

B. Public and Non-Profit Parcels

The public parcels are also noted on the Land Matrix Chart (Appendix D - Land Matrix OSRP) and on [Required Map 7 – Open Space Inventory Map](#). As mentioned above, several of the private parcels have become public. Another private parcel, the 150-acre town-owned Wood property, was also purchased with the help of the Metacomet Land Trust, a private donor and the Massachusetts Department of Fisheries and Wildlife. This property, along with the town-owned Kelly and town-owned Paddock properties mentioned above, also helped to complete an 800-acre tract of contiguous, protected open space. On this tract of land the Land Use Committee is working with the Bay State Trail Riders Association who is clearing cart paths to develop a trail system on these properties. This area is now called the Inman Wildlife Conservation Area and it contains BioMap Core Habitat and Critical Natural Landscapes.

Similarly, the former Chaleki property and Nolet property equaling 76 acres are now preserved open space that abuts other open space owned by the Trustees of Reservations. This area is called Meadow Brook Woods. Meadow Brook Woods contains BioMap Critical Natural Landscapes.

With the many new families with young children, the need for public recreation areas and sports teams continues to increase. The Park Commissioners have utilized land that the town already owned and has upgraded facilities, such as upgrading the tennis courts and basketball courts,

added sports fields and adding pickleball courts. The New England Futbol Club added two turf fields in Mendon, which the town and school soccer and other teams use at a discounted price of 50%, which has been very helpful for field space.

An ADA Consultant evaluated all the areas for active recreation and the Mendon ADA Coordinator is taking steps to make changes where necessary. He has presented the plans to the Community Preservation Committee and a schedule of funding is being developed to improve each of the areas that need improvement.

The open space parcels are rocky and hilly and do not lend themselves to access by a wheelchair without ruining the integrity of the open space. One town owned property, 52 Providence Street is being looked at for a possible ADA trail. It is located next to the Senior Center and the town is planning to build affordable housing on the property. There are parcels that would be good for wheelchair access that the town does not own and these parcels are being observed for future purchase.

See:

[Appendix D - Land Matrix OSRP](#)
[Required Map 7 – Open Space Inventory Map](#)

Section 6 – Community Vision

A. Description of Process

The Committee planned two community surveys to solicit opinions on the Town's future vision from Mendon residents and stakeholders. Both surveys had questions specifically added to provide insight on the Open Space and Recreation Plan. Summer 2021 saw the creation and launch of the first survey. The visioning process for the Master Plan was sparked in part by this survey. In order to get opinions on housing, land use, open space and recreation, and economic growth, poll questions included those topics. The Committee distributed hard copies of the survey at the Senior Center, promoted sponsored posts on social media, put the survey on the Town website and neighborhood signage, and solicited responses online. A total of 678 replies were gathered, and 91% of them were from Mendon residents.

The Committee created a vision statement for its Master Plan based on the responses from this initial survey. This declaration emphasizes respecting the past, enhancing environmental resilience, and conserving open spaces and Mendon's small-town atmosphere. The Committee then created a follow-up poll with a more focused attention on open space and recreation, natural resources, cultural and historic resources, transportation and circulation, and municipal services and facilities. This supplemental survey launched in March 2022 and ended in July 2022. Similar to the initial survey, it was promoted by posting on the Town website, community signs, and social media accounts. The senior center also offered paper versions of the survey that could be completed there. This second public engagement opportunity gathered a total of 285 responses. The visioning statement's general recommendations for more open space and recreational amenities as well as the preservation of Mendon's rural character were reflected in the second survey's general themes.

The survey information was balanced with the information from the community and the experience and expertise of the various town boards.

An ongoing source of information from the public was the annual assessment of the Land Use Committee's Five-Year Action Plan, which is a direct reflection of the OSRP goals. Each year, for the past five years, the Five-Year Action Plan has been approved at the Mendon Annual Town Meeting. The Land Use Committee is in close contact with the other town committees requesting input and keeping them updated on open space and recreation projects.

B. Statement of Open Space and Recreation Goals

Mendon still has productive farmlands, scenic vistas, wildlife corridors and an overall country "feel." It possesses the qualities of a hilltop farm community with its open fields, historical buildings and 300-year old cemeteries. However, the residential population is growing. Mendon's historic and natural beauty has drawn many people to Mendon, increasing the need to protect the last gems of open space.

Although the town has been upgrading the trails on the open space, improving the water quality in Lake Nipmuc and Inman Pond through weed removal and water testing, there is a lot more that needs to be done in the next seven years, especially with the warming caused by climate change. The same holds true for the active recreation areas, which need further improvement, upgrade and expansion to meet the needs of Mendon's growing community. The Park Commissioners have expanded the park programs and recreational facilities for Mendon over the past seven years but see many projects that still need to be done.

Growth and development in Mendon are inevitable; however, the Town of Mendon needs to continue to be an active player in the process. Growth needs to be planned long range so that land preservation becomes a reality, and not an afterthought that becomes a regret over land not protected, especially since Mendon has such a high concentration of BioMap Core Habitat and Critical natural Landscape. Recreational needs need to be met without impacting the natural resources in a negative manner.

Section 7 – Analysis of Needs

A. Summary of Resource Protection Needs

The pressure for development in Mendon is ever growing. All of the development pressure with young families brings children whose families desire active recreation facilities.

The Massachusetts's BioMap has indicated the valuable wildlife habitats that exist in Mendon. Many large contiguous parcels of open space that are currently privately owned contain large areas *Core Habitat and Critical Natural Landscape* as designated by the Massachusetts Natural Heritage and Endangered Species Program's BioMap.

Data supports the need to protect land and land conservation is a high interest to Mendon residents according to the Master Plan Survey results, town meeting votes over the past two

decades and from the information collected from Mendon's town committees, boards and reports.

Massachusetts's BioMap shows that the beauty of Mendon's open space, which Mendon residents appreciate, also holds a critical mass of land that has high ecological value. Protecting large greenways of land will provide wildlife corridors, scenic beauty and protection of natural resources as well as areas that can be productive in agriculture. The Land Use Committee needs to continue to use the MassGIS mapping system to help guide the town as to what privately owned land is worth buying for open space, wildlife corridors, potential trails and areas for active recreation.

The Mendon Agricultural Commission can also contribute to preserving the farms in Mendon and encourage the return back to working farms to preserve the land and also offer Mendon residents fresh local food.

All of the land preservation efforts and purchases should have an eye to the connections between the properties. The wetlands and waterways should also be worked into the preservation to ensure good water quality for residents and prime water resources for wildlife.

Another aspect to consider is extreme weather events and flooding. Mendon is a Municipal Vulnerability Preparedness town. Being an MVP town, Mendon is aware of the needs to become resilient to the impacts of climate change using nature-based solutions. Therefore, park facilities building would not be in flood zones and built with Low Impact Development in mind and open space conservation would include preserving areas that would allow flooding naturally, offering a buffer to infrastructure as well as providing vital wildlife habitat.

There is increasing pressure to protect land that is getting more and more expensive. Since there are still many acres of open space to protect in Mendon, more funding for land preservation will need to be raised. This funding needs to be stretched and used efficiently; therefore, the Town of Mendon needs to continue to find opportunities to creatively preserve land that are not as costly as outright purchase of land.

B. Summary of Community's Needs

Throughout the planning process, the Committee heard from residents about their love for the small-town character and sense of community for the Town of Mendon. As such, managed growth, traffic safety, and gathering opportunities are all key community needs.

There was a desire to maintain Mendon's rural character, while also managing its growth. About 51% of surveyed residents felt that there was just the right amount of multi-family residential housing in town, and another 64% felt that there was the right amount of single-family residential housing. Rather than these types, residents felt that housing for the over 55 community and for young families was needed. With this type of growth, residents favored housing that allowed for higher density in exchange for preserved open spaces. This type of housing would allow residents to remain in Mendon as they age, and provide easier access to open space opportunities for the youth and senior populations.

Another key community need is improved traffic and safety. Traffic congestion, speeding, and the lack of sidewalks all limit the accessibility of the Town's existing open space and recreation resources. A majority of the town lacks sidewalks, and those that do exist, like along North Avenue, are in poor condition. Additionally, roads are not bike friendly, and residents noted Route 16, Hartford Avenue, and Route 140 as particularly unsafe. There is a strong need to install sidewalks and protected bike lanes, and to connect trails and paths throughout Town to boost walkable and bikeable transportation corridors. With this expansion of transportation access, the Town would promote improved public health and outdoor physical activity. This need was also echoed in the public hearing to review the action plan. Residents again expressed concern over the lack of sidewalks, the need for ADA trails, and that Mendon should not build more sports fields until the town has the staff to maintain them. Following this meeting, the action plan was revised based on feedback from the community.

The MA SCORP report reflects what Mendon has found in its surveying and data collection. The similar themes include, offering more biking options, connecting bike paths and connecting hiking trails, providing more open space and recreational opportunities, improving historical and trail signage, parking for open space areas and offering new sport interests, such as pickleball courts.

The last community need is expanded gathering opportunities. With the rural character and sense of community for the Town, keeping residents in Mendon and connected was a valued task. The Committee heard from residents that they travel outside of Mendon to access indoor and outdoor athletic facilities, water recreation opportunities, and cultural events. Installing more hiking trails, picnic areas, and playgrounds would expand recreation opportunities in Mendon, especially for children and aging adults. There is also a need to improve existing athletic fields, construct improved athletic fields with many amenities, and to provide organized sports for adults and aging adults. There is preference to upgrade existing athletic fields first, and then construct additional recreation amenities as needed. Over 56% of surveyed residents indicated wanting more parks and open space areas, and about 56% wanted more outdoor recreation facilities and fields. Residents also felt that youth programming was well established, but could be expanded to provide opportunities for all ages.

And by hosting more community events, such as outdoor concerts, farmers markets, and craft fairs, the Town could provide more opportunities for its residents to stay in Mendon, support locally sourced goods and services, and develop an even greater sense of community than what already exists.

C. Management Needs Potential Change of Use

Communication between town boards and committees is essential. There are several issues that the town boards need to work together on to avoid haphazard development. Monthly or bimonthly meetings with the town staff and volunteer boards or newsletter communications would be helpful. This should help to reduce miscommunication, prevent duplication of services and improve efficiency. Mendon is extremely fortunate to have a thriving volunteer base.

A step in the right direction to help prevent sprawling development was the enactment of Open Space Communities Bylaw. This allows builders to construct homes on smaller lots as long as

they set aside a minimum of 55% of the land towards open space. Most or all of the land needs to be open space for passive recreation only. Active recreation areas can be included on the open space portion, as long as it does not exceed 10% of the open space or three acres, whichever is less. The bylaw is also by right with no special permit required.

Most houses in Mendon are on two or more acres, with the town requiring 60,000 SF of upland (1.38 acres) per house lot. These large lots and lawns create sprawl and destruction of wildlife habitats. Since Mendon needs to preserve land in an economical manner, the Open Space Communities can provide the protection of open space and recreational lands at almost no cost to the town. Since the passage of the Open Space Communities bylaw in 2008, every subdivision has been an Open Space Subdivision. It has been easy for developers to adopt it since it is an as-of-right and not special permit is required. There have been several small changes to the bylaw to improve it as each development is built and we learn where the gaps in the bylaw remain.

Section 8 – Goals and Objectives

- 1. Improve Access to Open Spaces and Recreation Resources.**
 - a. Identify gaps in accessibility and equity in utilizing these resources and develop plans to address these gaps.
 - b. Enhance accessibility features of these resources to ensure equitable access for all residents.
 - c. Increase public awareness of available open space and recreation resources through outreach and education.
- 2. Expand the Amount of and Improve the Condition of Passive and Active Recreation Opportunities.**
 - a. Identify the recreational interests and preferences of residents.
 - b. Assess the condition of and develop a plan to improve existing recreational opportunities.
 - c. Increase the number and variety of recreational programs, events, and activities to engage residents of all ages and abilities.
 - d. Leverage grants, private donations, and other funding sources to support these efforts.
- 3. Protect the Natural Resources in Mendon including Forests, Farmlands, Water Resources, and Wildlife Habitats**
 - a. Promote sustainable use of natural resources, including responsible land management practices, conservation of biodiversity, and reduction of waste and pollution.
 - b. Monitor and control invasive species, protect wildlife habitats, and promote habitat restoration and enhancement.
 - c. Implement sustainable infrastructure solutions to reduce stormwater runoff and protect water quality.
 - d. Leverage grants, private donations, and other funding sources to support these efforts.
- 4. Preserve Mendon's Sense of Community**
 - a. Encourage community participation in the development and stewardship of its open space, recreation, cultural, and historic resources.
 - b. Develop and promote community events and activities that celebrate the Town and its resources.
 - c. Foster partnerships with local businesses and organizations to support these efforts and sustainable growth in the community.
 - d. Prioritize sustainable and affordable housing opportunities that encourage open space design.
 - e. Expand knowledge and awareness of Mendon's historical and cultural resources.

Section 9 – Ten-Year Action Plan

Goal	Objective	Action	Responsible Party	Priority	Timing	Funding Source
1 - Improve Access to Open Spaces and Recreation Resources.						
	<i>A - Identify gaps in accessibility and equity in utilizing these resources and develop plans to address these gaps.</i>					
	i.	Review progress that has been made with the Complete Streets program and develop a Town-wide sidewalk improvement and expansion plan and	Select Board, Land Use, Town Planner Highway Department	high	2023-2025 2025-2033 ongoing	Volunteer, Staff time, Complete Streets or other grant funds, Chapter 90 funds
	ii.	Implement recommendations from the Complete Streets Program and Town-wide sidewalk improvement plan. Continue to assess sidewalk conditions along streets in Mendon for connection and expansion opportunities.	Select Board, Land Use Committee, Town Planner Highway Department	medium	2023-2033 ongoing	Complete Streets or other grant funds, Chapter 90 funds
	iii.	Identify opportunities to install bike lanes in more areas of town, as recommended in the Complete Streets program, Explore connections between open space parcels and bike paths in neighboring towns such as Millville, Hopedale, and Uxbridge.	Land Use Committee, Parks Commission Town Planner Highway Department	medium	2025-2033	Complete Streets or other grant funds, Chapter 90 funds
	<i>B - Enhance accessibility features of these resources to ensure equitable access for all residents.</i>					
	i.	Review Mendon's ADA Transition Plan and implement actions that have not been completed yet to ensure existing town-owned recreation facilities are ADA accessible.	Parks Commission ADA Coordinator/Town Planner	high	2023-2025 2025-2026 ongoing	CPA, some funding has been allocated
	ii.	Ensure all newly created town-owned recreation facilities are ADA accessible.	Parks Commission, ADA Coordinator	medium	2023-2033 ongoing	Volunteer, Staff time, CPA, Grant Funds
	iii.	Construct an ADA accessible trail, possibly abutting the new Senior Center in conjunction with their expansion project.	Land Use Committee, Parks Commission, Conservation Commission Council on Aging, ADA Coordinator	medium	2024-2026 2025-2028	CPA, Grant Funds

	<i>C - Increase public awareness of available open space and recreation resources through outreach and education.</i>				
i.	Update existing trail and recreation facility maps as needed.	Land Use Committee, Conservation Commission Parks Commission	medium	2025-2033, ongoing	CPA Funds, CMRPC Planning hours
ii.	Advertise open space and recreation events, such as the Mendon Hike Challenge, with website updates, newsletters, and other outreach efforts.	Land Use Committee, Conservation Commission Parks Commission	medium	2023-2033	Volunteer time
iii.	Create an online interactive map of the open space and recreation opportunities in town.	Land Use Committee, Conservation Commission Parks Commission	high	2024-2026 2025-2033	CPA Funds, CMRPC Planning hours
iv.	Explore partnerships with the Mendon Upton Regional School District and other local school to create outdoor education opportunities on existing open space properties	Land Use Committee, Conservation Commission Parks Commission Mendon Upton Regional School District	medium	2023-2033	CPA Funds, Grants
2 - Expand the Amount of and Improve the Condition of Passive and Active Recreation Opportunities.					
	<i>A - Assess the condition of and develop a plan to improve existing recreational opportunities.</i>				
i.	Create an assessment and maintenance plan for town-owned recreation facilities.	Land Use Committee, Parks Commission	high	2025-2033	Volunteer, Staff time
ii.	Support improvements to infrastructure and systems needed to maintain new and existing recreational fields and open spaces. Construct a garage/maintenance facility for Parks maintenance crew and equipment	Parks Commission, Select Board	high	2023-2033 ongoing	General Fund, Revolving Fund
iii.	Improve parking at Memorial Field/Veterans Field Complex and Grover Field Complex.	Parks Commission	medium	2023-2033	CPA Funds, Grants, Parks Revolving
iv.	Work with the Mendon Upton Regional School District, Town of Upton, and private non-profits to support the improvement of existing school athletic fields.	Select Board Community Preservation Commission Parks Commission Mendon Upton Regional School District	medium	2023-2026 2025-2033	CPA Funds, Debt Exclusion, Grants, Fundraising
v.	Explore opportunities to expand use of existing facilities, for example adding pickleball lines to existing tennis courts or temporary ice rinks on existing courts/fields.	Parks Commission	medium	2023-2033 ongoing	CPA Funds, Revolving Fund

	<i>B - Identify the recreation interests and preferences of residents to help create new recreation opportunities.</i>				
i.	Continue efforts to construct a cross-town trail. Identify lands to acquire to connect existing trails.	Land Use Committee, Conservation Commission Parks Commission	medium	2023-2033, ongoing	Volunteer time, CPA
ii.	Investigate constructing a splash pad in town.	Parks Commission	low	2024-2033	CPA Funds, Grant Funds
iii.	Identify a location and install a dog park.	Parks Commission	medium	2024-2033	CPA Funds, Grant Funds
iv.	Identify a location and install an ice-skating rink in the winter.	Parks Commission	medium	2024-2033	CPA Funds, Donations/ Sponsorship
v.	Create a priority list of lands to acquire for recreation purposes.	Land Use Committee, Conservation Commission Parks Commission	medium	2024-2033	Volunteer, Staff time
vi.	Develop new fields to support the growing needs of the community. Including potential construction of new fields and exploring opportunities for public/private partnerships to expand athletic facilities.	Parks Commission Land Use Commission	high	2023-2033	CPA Funds, Grants
	<i>C - Increase the number and variety of recreational programs, events, and activities to engage residents of all ages and abilities.</i>				
i.	Offer opportunities for adult organized sports programs for all ages including adults and aging adults. (soccer league, pickleball league, chair volleyball, etc.).	Parks Commission, Local Sports Organizations	medium	2024-2033, ongoing	Self-funded through registration fees
ii.	Support local non-profit youth sports leagues in expanding youth sports programs.	Parks Commission, Local Sports Organizations	medium	2024-2033, ongoing	Self-funded through registration fees
iii.	Continue to host and expand walking tours and hiking events around town. Improve outreach and awareness of these events.	Land Use Committee, Conservation Commission Parks Commission	medium	2025-2033, ongoing	Volunteer, Staff time
iv.	Increase programming and event opportunities at the Town Beach including concerts, classes, and boat rentals.	Parks Commission	high	2024-2033 ongoing	Cultural Council Funds, Revolving Fund, Sponsorships

v.	Create trails and educational opportunities on newly acquired Paddock property and Maple Farm Preserve. Work with NHESP to create educational opportunities on Maple Farm Preserve.	Conservation Commission, Land Use Committee, Metacomet Land Trust	High	2025-2029	Volunteers, trail grant and CPA funds
3 - Protect the Natural Resources in Mendon including Forests, Farmlands, Water Resources, and Wildlife Habitats					
	<i>A - Promote sustainable use of natural resources, including responsible land management practices, conservation of biodiversity, and reduction of waste and pollution.</i>				
i.	Create a priority list of lands to acquire for conservation purposes.	Land Use Committee, Parks Commission, Conservation Commission	medium	2025-2033, ongoing	Volunteer, Staff time
ii.	Acquire valuable land as noted in the BioMap3 program and properties mentioned in the Master Plan Surveys.	Land Use Committee, Parks Commission, Conservation Commission	high	2025-2033, ongoing	CPA, grants
iii.	Help local farmers access and/or preserve agricultural lands in town.	Land Use Committee, Agricultural Commission	medium	2025-2033, ongoing	Volunteer time
iv.	Utilize APRs, CR, Grant Funding, and/or Chapter 61 programs to support these efforts.	Land Use Committee, Conservation Commission Community Preservation Committee	medium	2023 - 2033	Volunteer, Staff time
	<i>B - Monitor and control invasive species, protect wildlife habitats, and promote habitat restoration and enhancement.</i>				
i.	Education program on invasive species management. Create invasive species best practices and distribute.	Conservation Commission, Land Use Committee	medium	2025-2033	CPA, Conservation Fund
	<i>C - Implement sustainable infrastructure solutions to reduce stormwater runoff and protect water quality.</i>				
i.	Create and distribute lawn care best practices (pesticide-free, etc.).	Board of Health, Land Use Committee Stormwater Task Force	medium	2025-2033	CPA, BOH funds
ii.	Refer to and implement the suggested actions listed in the Municipal Vulnerability Preparedness (MVP) Summary of Findings Report.	Land Use Committee, Highway Dept. Stormwater Task Force	high	2023-2033	CPA Funds, General Fund, Grants
iii.	Promote Low-impact development, open space subdivisions, and green stormwater infrastructure. Educate boards and developers about low impact development.	Land Use Committee, Stormwater Task Force, Planning Board	high	2023-2033	Volunteer time

iv.	Implement recommendations from MS4 permitting and Stormwater Task Force related to stormwater infrastructure improvements on town-owned property.	Land Use Committee, Stormwater Task Force, Highway Department Planning Board	high	2023-2033	MVP Funds, General Funds, Grants
<i>D – Protect and Preserve Lake Nipmuc and address water quality concerns</i>					
i.	Continue regular meetings of the newly created Lake Nipmuc Task Force to improve communication between departments, and coordinate and focus efforts to protect and preserve the lake.	Lake Nipmuc Task Force Parks Commission Conservation Commission Board of Health Select Board Lake Nipmuc Association	high	2023-2033	Volunteer, Staff time
ii.	Review and update by-laws and local regulations for abutting properties including stricter Title V compliance for septic systems	Lake Nipmuc Task Force Board of Health Select Board	medium	2023-2025 2025-2027	Volunteer, Staff time
iii.	Educate residents on best management practices related to properties abutting the lake	Lake Nipmuc Task Force Conservation Commission Board of Health Lake Nipmuc Association	medium	2023-2033	Volunteer, Staff time, General Fund, Grants
<i>E - Leverage grants, private donations, and other funding sources to support these efforts.</i>					
i.	Utilize all resources available to find funding through donations, federal and state grants, collaboration with other groups, use CPA funds, solicit private donations etc.	Community Preservation Committee, Conservation Commission Land Use Committee, Parks Commission	high	2024-2033	Volunteer, Staff time
4 – Promote and Preserve Mendon’s Sense of Community					
<i>A - Encourage community participation in the development and stewardship of its open space, recreation, cultural, and historic resources.</i>					
i.	Work with the newly created full-time Conservation Agent to lead or assist with implementing the actions of this plan and other related town planning efforts.	Land Use Committee Conservation Commission	high	2023 – 2033	Volunteer time
ii.	Start a sustainability group in town that could focus on healthy landscaping, pollinator gardens, and other environmentally-friendly initiatives.	Land Use Committee Conservation Commission	high	2025 - 2033	Volunteer, Staff time
iii.	Expand the volunteer land steward program	Land Use Committee Conservation Commission	medium	2024-2033, ongoing	Volunteer time

	<i>B - Develop and promote community events and activities that celebrate the Town and its resources.</i>				
i.	Investigate an outdoor common space to hold future community events.	Land Use Committee, Parks Commission, Select Board	medium	2023 - 2033	Volunteer, Staff time
ii.	Investigate a location to host regular farmers markets with local vendors.	Land Use Committee, Parks Commission, Agricultural Commission	medium	2023 - 2033	Public/Private Partnerships
iii.	If town-owned property at 3 North Ave is developed, consider including expanded pervious parking and bathroom facilities to support community events at Founders' Park and in the center of town (such as farmers markets or fairs)	Select Board Council on Aging Parks Commission	medium	2023-2033	Debt Exclusion, Grants, public/private partnerships
	<i>C - Foster partnerships with local businesses and organizations to support these efforts.</i>				
i.	Explore opportunities for public/private partnerships.	Select Board Land Use Committee, Parks Commission, Agricultural Commission		2024-2033	public/private partnerships
	<i>D – Protect and Raise awareness of Mendon’s historical and cultural resources.</i>				
i.	Provide engaging workshops and presentations to show residents the rich history of Mendon, including the agrarian background of Mendon.	Historical Commission, Mendon Historical Society	high	2023-2033	Cultural Council, Sponsorships, CPA Funds
ii.	Prioritize the preservation of historic buildings and landscapes.	Historical Commission, Land Use Committee	medium	2023-2033	CPA Funds, Grants
iii.	Update the scenic road by-law and propose additional by-laws to improve protections for historic districts, scenic areas, and limiting clear-cutting of wooded areas.	Conservation Commission Historical Commission, Land Use Committee General By-Law Review Committee	high	2023-2026 2025-2028	Volunteer, Staff time

Required Map 6 – Water Resources Map – Map 6.1 and Required Map 6 – Water Resources Map – Map 6.2 indicate the areas of land that are of high priority for preservation if and when these parcels come up for sale.

Required Map 8 – Action Plan Map

Mendon Master Plan Website and Committee - mendonmasterplan.com/

BioMap3 Interactive Website

<https://biomap-mass-eoeea.hub.arcgis.com/>

Massachusetts Division of Fisheries & Wildlife/ Natural Heritage & Endangered Species Program

Central Mass Regional Planning Commission

Census Reports

Community Development Plan for Mendon

Central Mass regional Planning Board, Mullin and Associates Inc., Tighe & Bond Consulting Engineers and University of Massachusetts at Amherst

Mass GIS

Massachusetts Executive Office of Environmental Conservation Services

Mendon, Massachusetts 1667-1967, Mother of Municipalities

By Peter Hackett

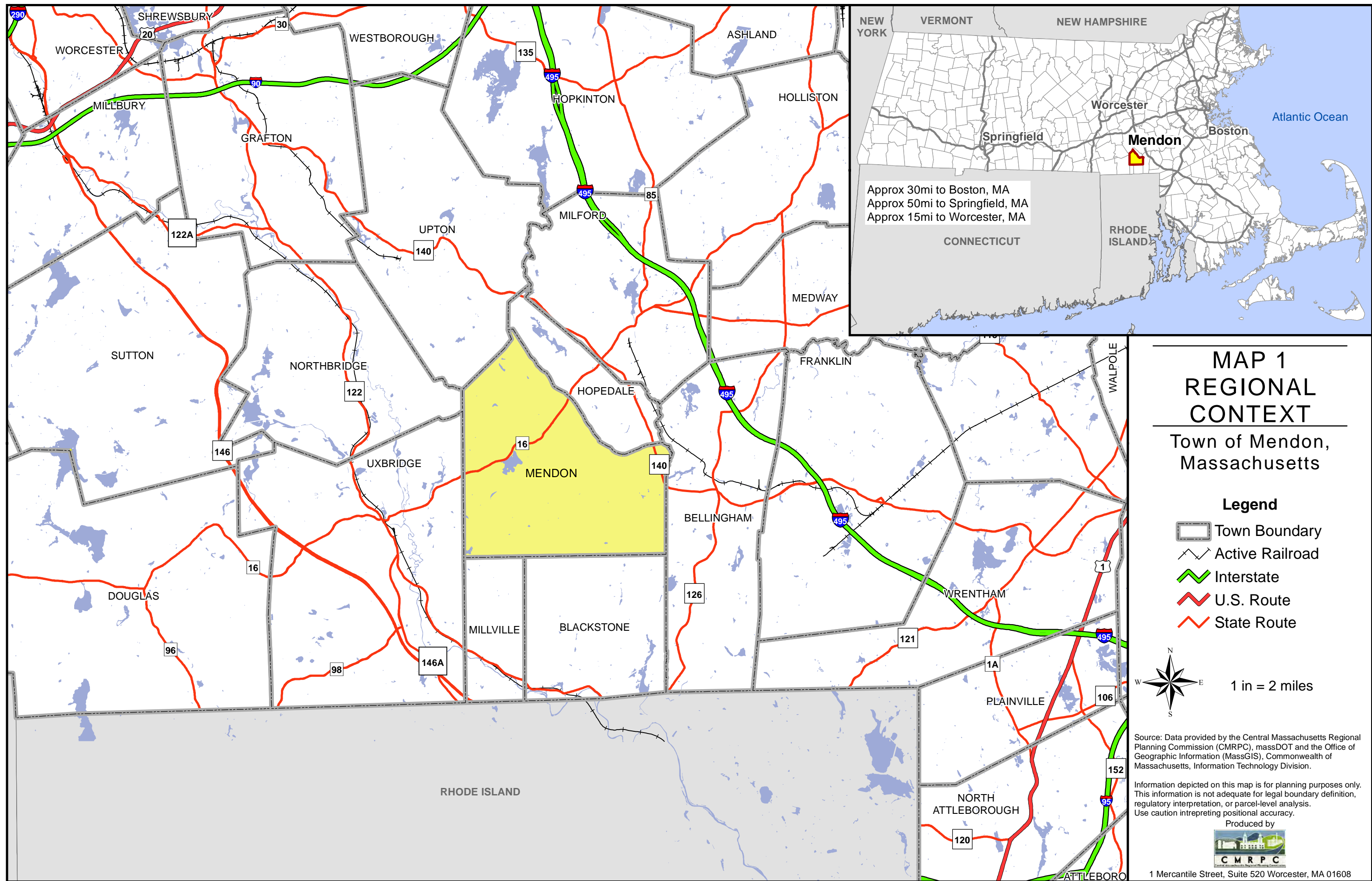
Open Space and Recreation Plan Workbook

<https://www.mass.gov/doc/open-space-and-recreation-plan-workbook/download>

Appendixes

Appendix A – Maps

Required Map 1 - Regional Context Map















Town of Mendon 1857

Optional Map A - Historical Map



Town of Mendon Open Space & Recreation Plan

Legend

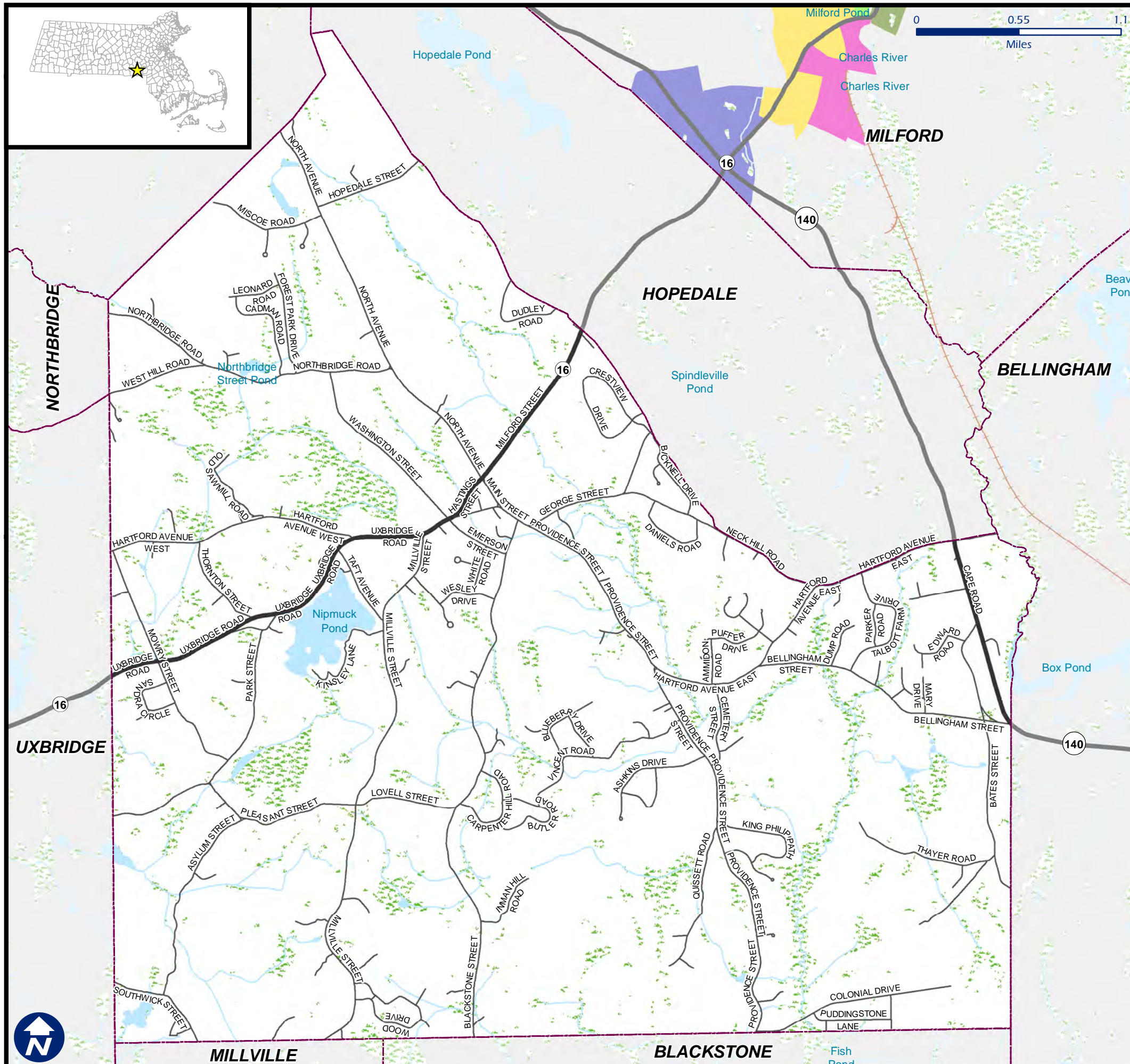
- | | |
|---|--|
|  Town Boundary | Environmental Justice 2010 Populations |
|  River, Stream | EJ Criteria, by Block Group |
|  Lake, Pond |  Minority |
|  MassDEP Wetlands |  Income |
|  Active Rail Service |  English isolation |
| Roads |  Minority and Income |
|  Major Road |  Minority and English isolation |
|  Local Road |  Income and English isolation |
| |  Minority, Income and English isolation |

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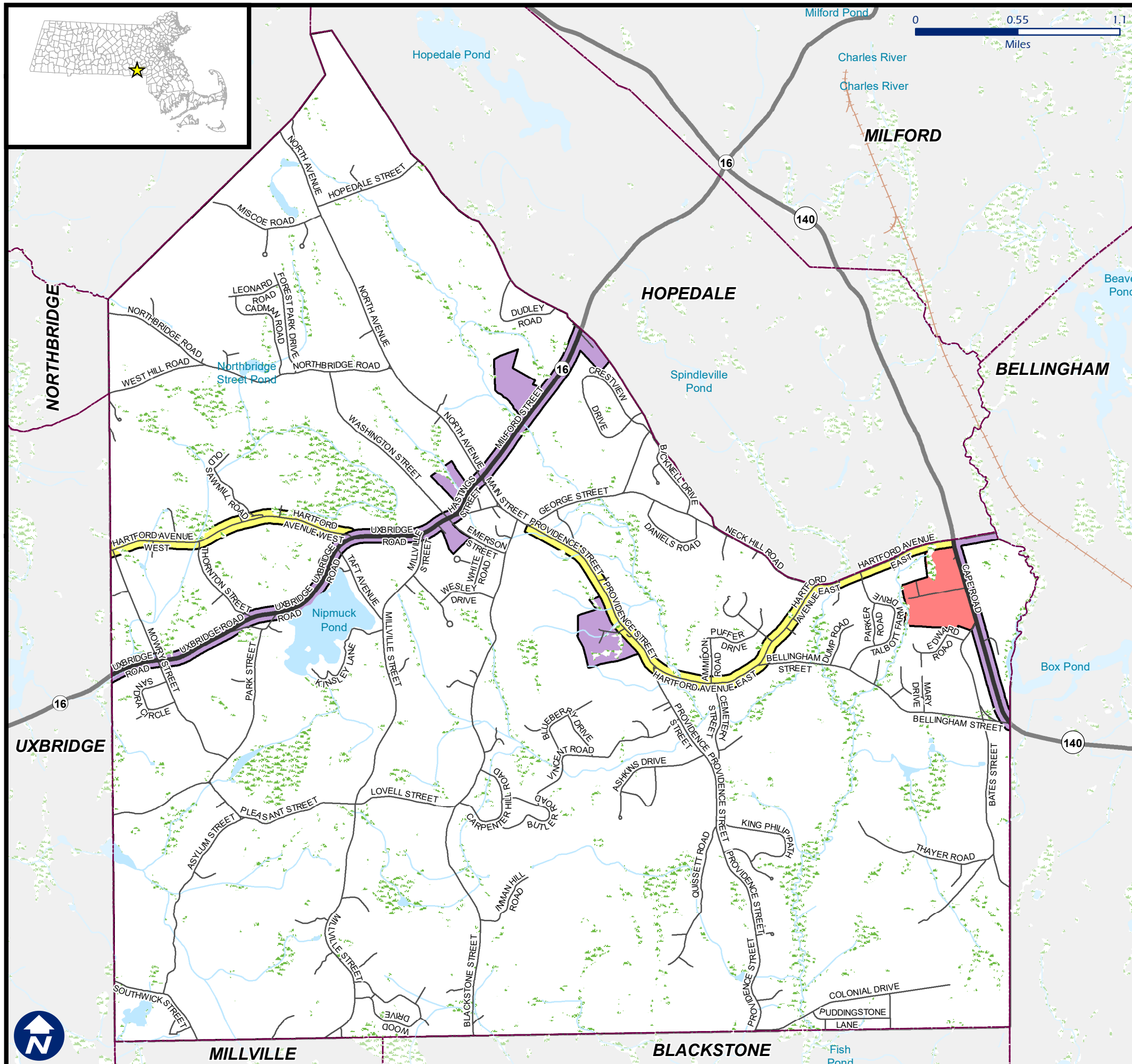
Produced by the Central Massachusetts Regional Planning Commission (CMRPC)
1 Mercantine Street, Suite 520
Worcester, MA 01608



Source: Data provided by the Town of Mendon, CMRPC and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.



Town of Mendon Open Space & Recreation Plan



Legend

- | | |
|---------------------|--------------------------|
| Town Boundary | Zoning Districts |
| River, Stream | Highway Business (HB) |
| Lake, Pond | General Business (GB) |
| MassDEP Wetlands | General Residential (GR) |
| Active Rail Service | Rural Residential (RR) |
| Roads | |
| Major Road | |
| Local Road | |

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Town of Mendon Open Space & Recreation Plan

Legend

- | | |
|--------------------------|--|
| Town Boundary | Prime Farmland Soils (NRCS Soils-WORC. S) |
| River, Stream | NRCS SSURGO-Certified Soils (WORC. S) |
| Lake, Pond | (Dominant Drainage Class) |
| MassDEP Wetlands | Excessively drained |
| Active Rail Service | Somewhat excessively drained |
| Roads | Well drained |
| Major Road | Moderately well drained |
| Local Road | Poorly drained |
| MassDEP Tier 21E Sites** | Very poorly drained |
| AUL Location* | Not Classified |

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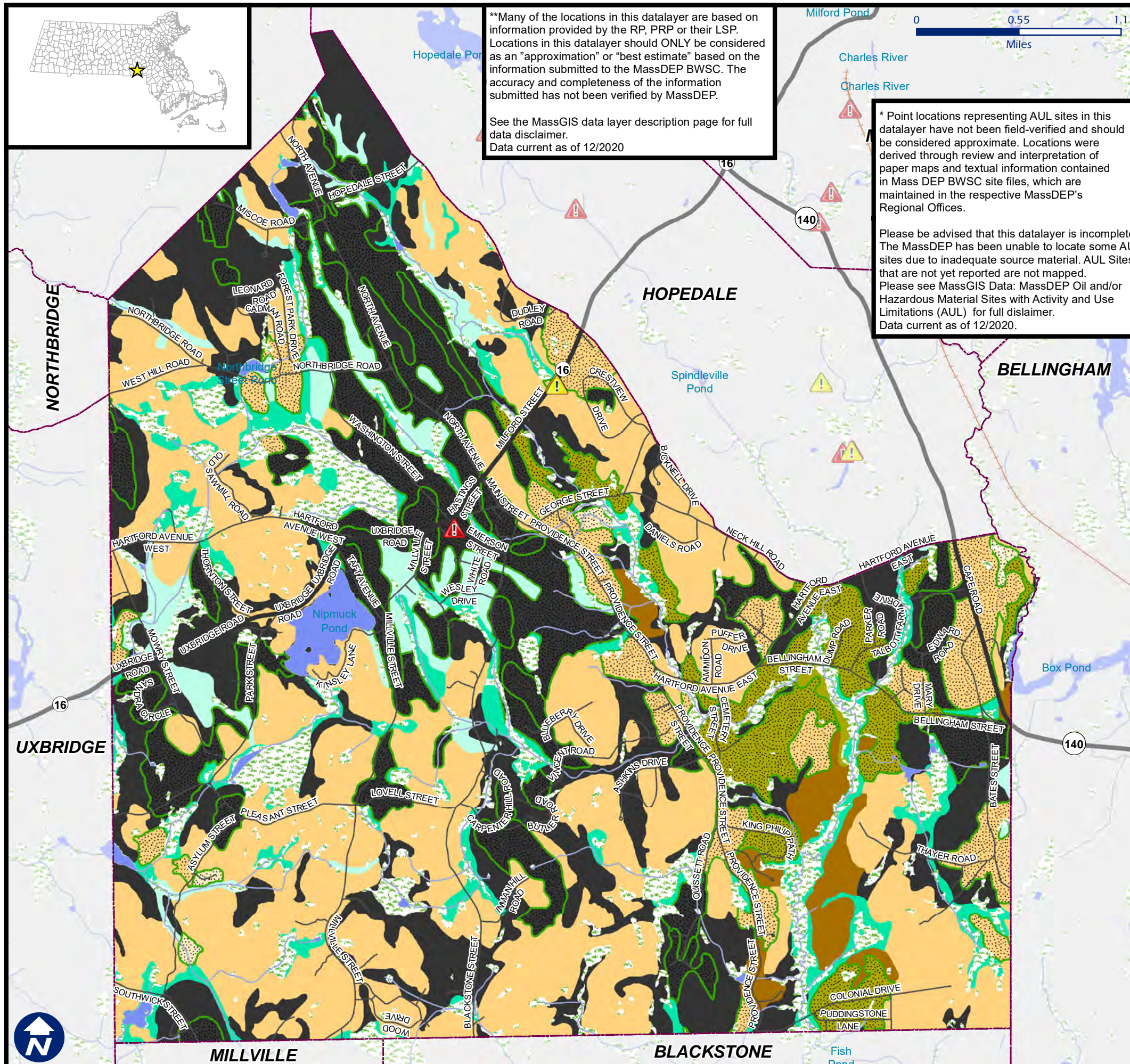
Source: Data provided by the Town of Mendon, CMRPC and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

**Many of the locations in this datalayer are based on information provided by the RP, PRP or their LSP. Locations in this datalayer should ONLY be considered as an "approximation" or "best estimate" based on the information submitted to the MassDEP BWSC. The accuracy and completeness of the information submitted has not been verified by MassDEP.

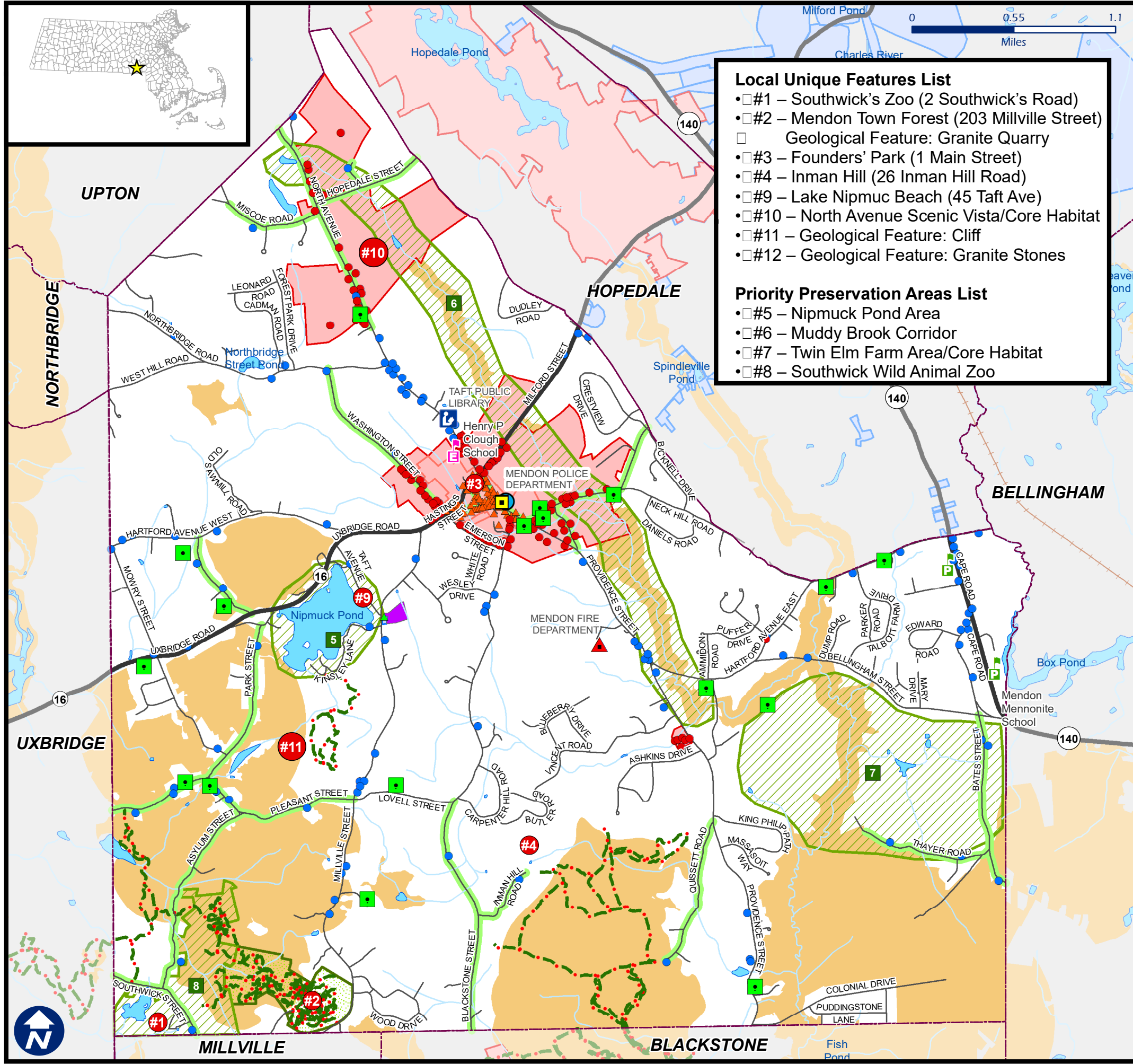
See the MassGIS data layer description page for full data disclaimer.
Data current as of 12/2020

* Point locations representing AUL sites in this datalayer have not been field-verified and should be considered approximate. Locations were derived through review and interpretation of paper maps and textual information contained in Mass DEP BWSC site files, which are maintained in the respective MassDEP's Regional Offices.

Please be advised that this datalayer is incomplete. The MassDEP has been unable to locate some AUL sites due to inadequate source material. AUL Sites that are not yet reported are not mapped. Please see MassGIS Data: MassDEP Oil and/or Hazardous Material Sites with Activity and Use Limitations (AUL) for full disclaimer. Data current as of 12/2020.



Town of Mendon Open Space & Recreation Plan



Legend

- | | |
|--|---|
| Town Boundary | Public Elementary School |
| River, Stream | Public Library |
| Lake, Pond | Police |
| Active Rail Service | Fire Dept. |
| Roads | Cemetery |
| Major Road | Local Unique Feature Id |
| Local Road | Priority Preservation Id |
| Scenic Roads | MHC Historic Inventory (12/2023) |
| Trails | Nat'l Register of Historic Places |
| Priority Preservation Area | Local Historic District |
| NHESP/TNC BioMap-Core Habitat | NRHP and LHD |
| Taft Homestead Local Historic District | Inventoried Property |
| Mendon Center Local Historic District | Nat'l Register of Historic Places |
| Town Hall | MRHP and LHD |
| Private School | Inventoried Area |

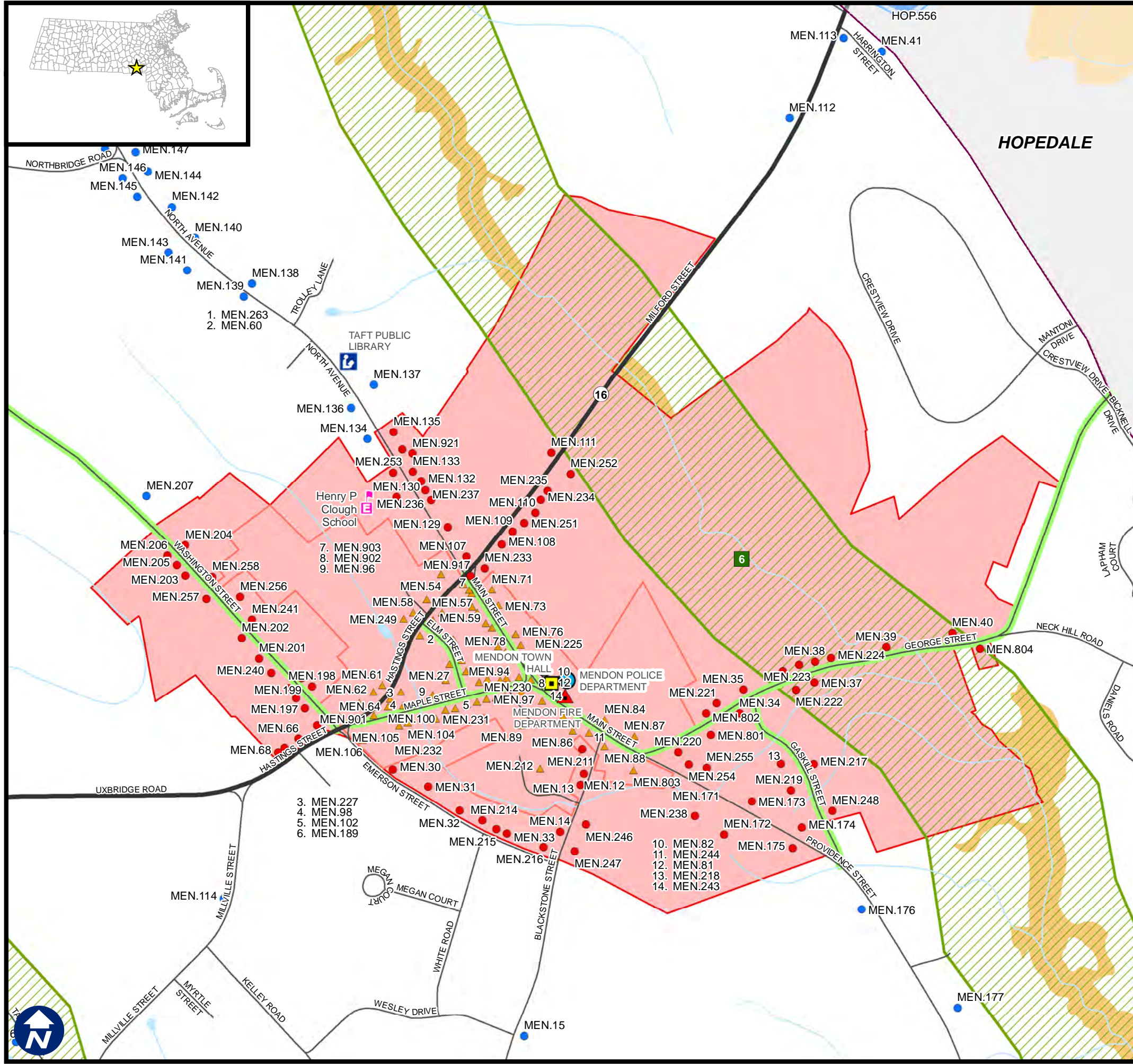
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Source: Data provided by the Town of Mendon, CMRPC, The Trustees of Reservations and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Town of Mendon Open Space & Recreation Plan



Legend

- | | |
|----------------------------|--|
| Town Boundary | Town Hall |
| River, Stream | Public Elementary |
| Lake, Pond | |
| Active Rail Service | TYPE |
| Roads | Public Library |
| Major Road | Police |
| Local Road | Fire Dept. |
| Scenic Roads | MassHistoric Commission Inventory |
| Trails | National Register of Historic Places |
| Priority Preservation Area | Preservation Restriction |
| NHESP BioMap2 Core Habitat | NRHP and LHD |
| | Inventoried Property |
| | Nat'l Register of Historic Places |
| | MRHP and LHD |
| | Inventoried |
- Priority Preservation Areas
#5 Nipmuck Pond Area
#6 Muddy Brook Corridor
#7 Twin Elm Farm
#8 Southwick Wild Animal Zoo
- (1) NHESP Potential Vernal Pools: Not equivalent to Certified Vernal Pools

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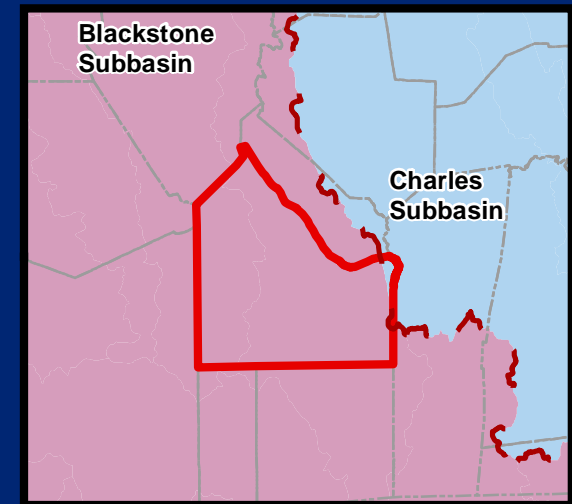


Source: Data provided by the Town of Mendon, CMRPC, The Trustees of Reservations and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Town of Mendon Open Space & Recreation Plan

Legend

- | | |
|----------------------------|---|
| Town Boundary | NRCS HUC Subbasin Boundary |
| River, Stream | NRCS HUC Watershed Boundary |
| Lake, Pond | NRCS HUC Subwatersheds |
| MassDEP Wetlands | Charles River-headwaters to Chicken Brook |
| Active Rail Service | Mill River |
| Roads | West River |
| Major Road | |
| Local Road | |
| Aquifers | |
| High Yield (> 300 gpm) | |
| Medium Yield (100-300 gpm) | |

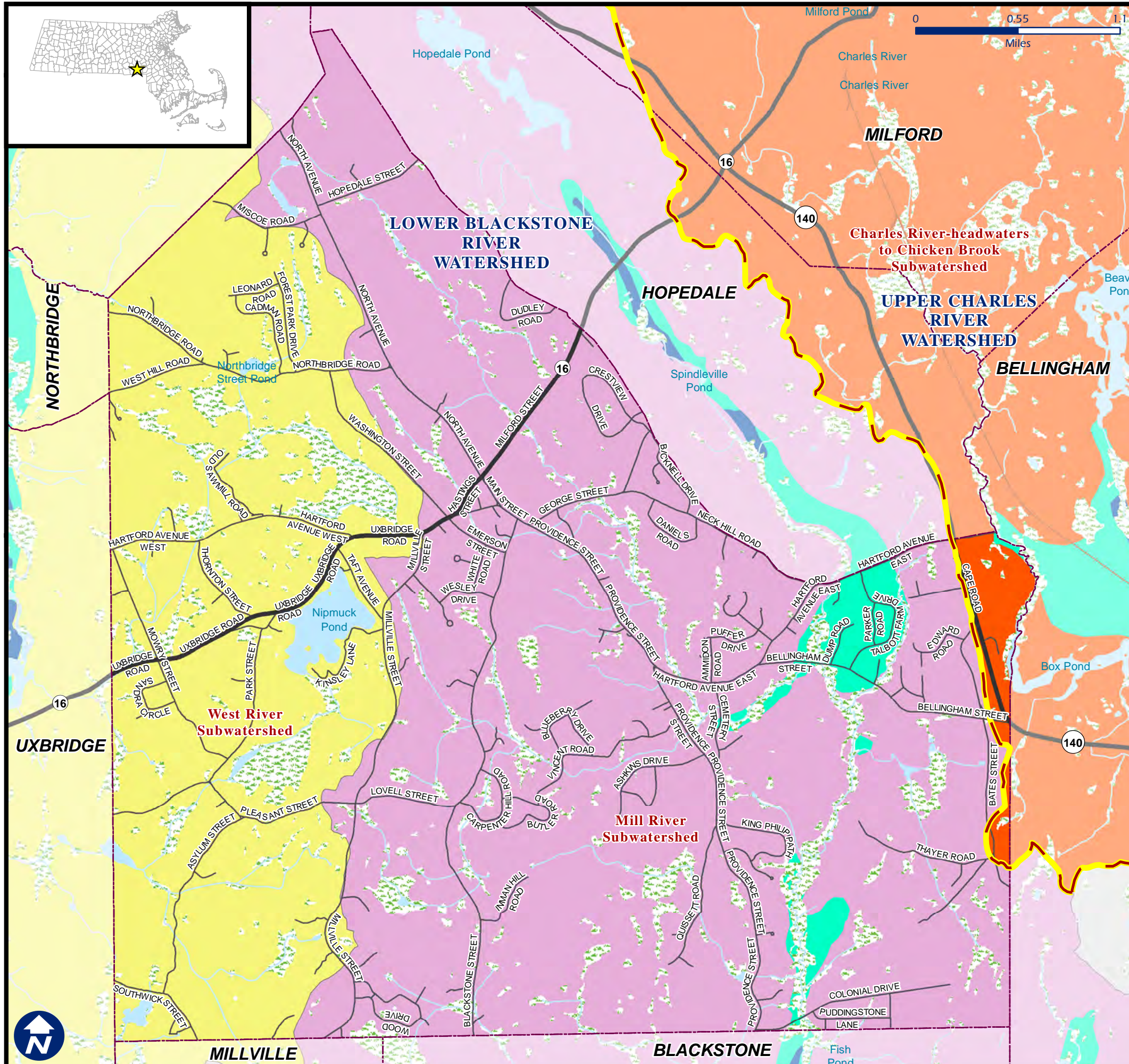


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Town of Mendon Open Space & Recreation Plan

Legend

- | | | | |
|--------------|---------------------|--|---|
| | Town Boundary | | Community Groundwater Well |
| | River, Stream | | Non-Transient Non-community |
| | Lake, Pond | | Transient Non-Community |
| | MassDEP Wetlands | | DEP Approved Zone I (2) |
| | Active Rail Service | | Approved Wellhead Protection Areas (Zone II) (2) |
| Roads | | | Interim Wellhead Protection Areas (2) |
| | Major Road | | FEMA National Flood Hazard Layer |
| | Local Road | | 100-year Flood Area (FEMA National Flood Hazard Layer, DFIRM) |

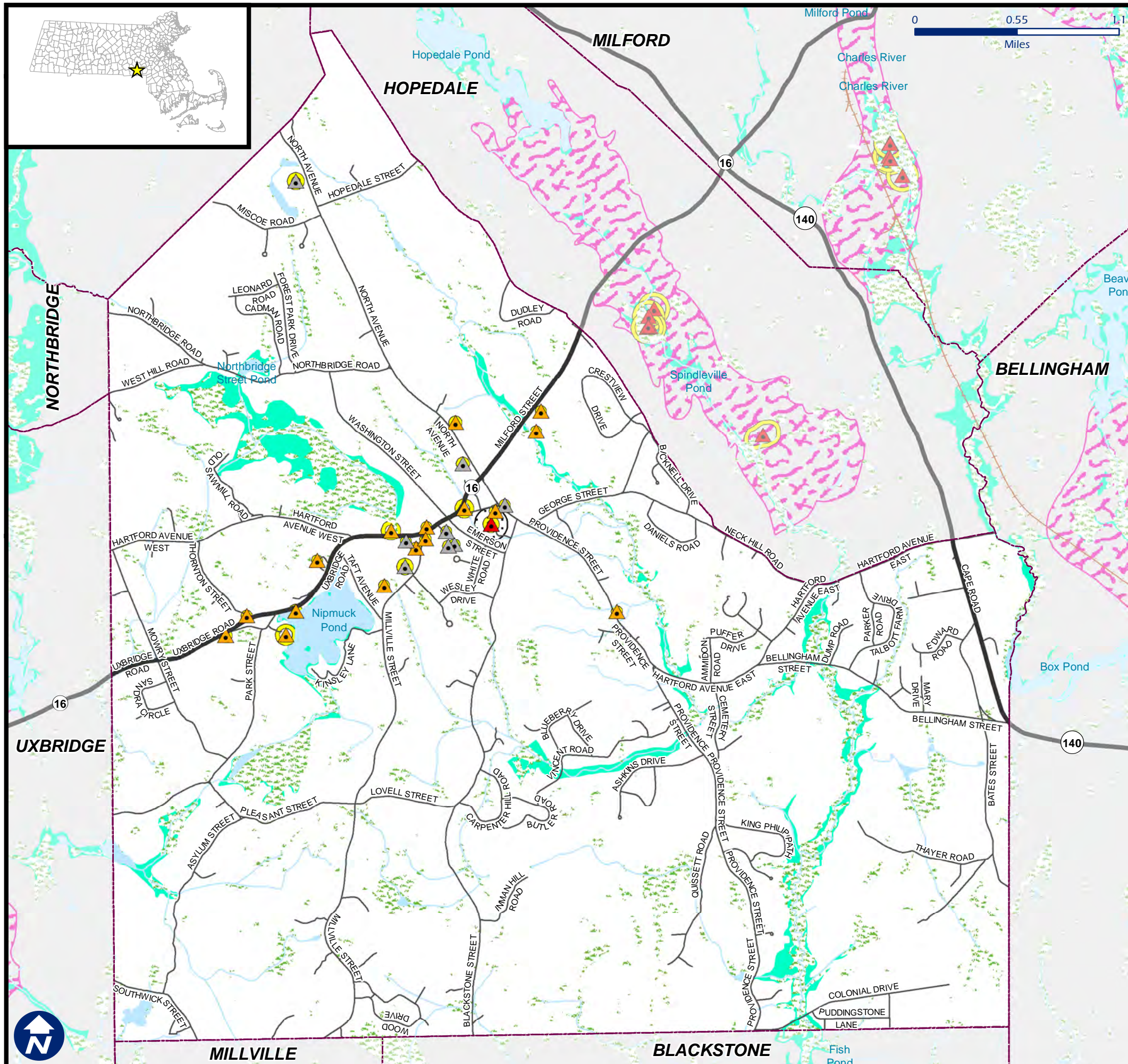
(1)/(2)/(3) Data current as of 4/2021

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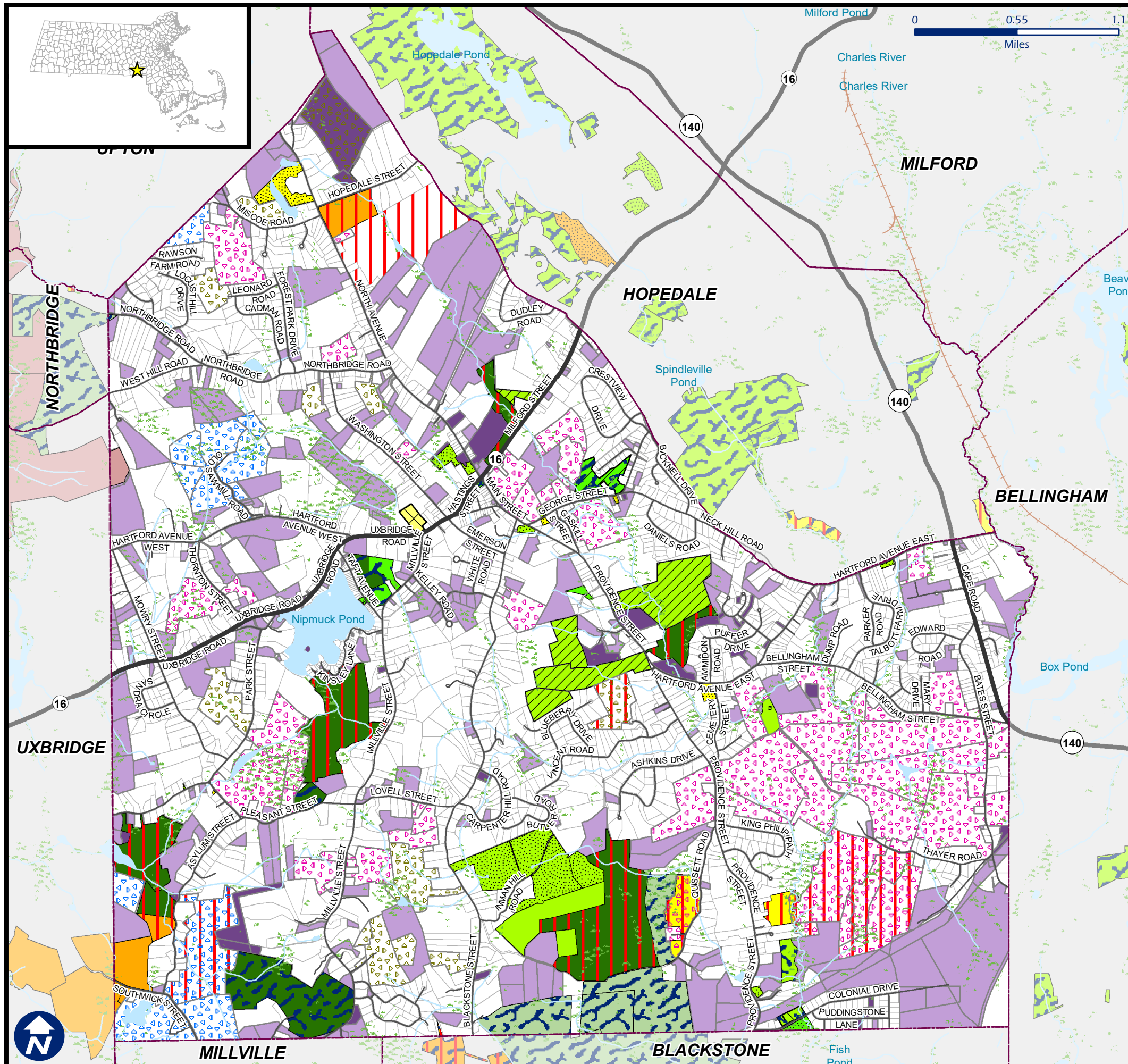
Produced by the Central Massachusetts Regional Planning Commission (CMRPC)
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Town of Mendon Open Space & Recreation Plan



Legend

- Town Boundary
- River, Stream
- Lake, Pond
- MassDEP Wetlands
- Town Owned Land (FY2021)
- Chapter Lands (FY2021)
 - Chapter 61
 - Chapter 61A
 - Chapter 61B
- Active Rail Service
- Major Road
- Local Road
- Undeveloped Land (FY2021)
- Article 97 Land
- Conservation Restriction
- Agricultural Preservation Restriction

Open Space Ownership (12/2020)

- Federal
- State
- Municipal - Conservation
- Municipal - Recreation
- Municipal - Water Supply Protection
- Municipal
- Private
- Non-Profit

Level of Protection (12/2020)

- Perpetuity*
- Permanently Protected - Pending
- Limited
- None

Open space listed as "Perpetuity" will only show a solid Ownership color.

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Source: Data provided by the Town of Mendon, CMRPC and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Town of Mendon Open Space & Recreation Plan

1 Goal 1: Improve Access to Open Spaces and Recreation Resources.

2 Goal 2: Expand the Amount of and Improve the Condition of Passive and Active Recreation Opportunities

3 Goal 3: Protect the Natural Resources in Mendon including Forests, Farmlands, Water Resources, and Wildlife Habitats.

4 Goal 4: Preserve Mendon's Sense of Community.

Legend

- | | |
|-------------------------------|--|
| Town Boundary | Active Rail Service |
| River, Stream | Roads |
| Lake, Pond | Major Road |
| MassDEP Wetlands | Local Road |
| Town Owned Land (FY2023) | NHESP/TNC BioMap Core Habitat |
| Undeveloped Land (FY2023) | NHESP/TNC BioMap Critical Natural Landscape |
| Chapter Lands (FY2023) | BioMap land - a focus for conservation. |
| Chapter 61 | Conservation Restriction |
| Chapter 61A | Article 97 Land |
| Chapter 61B | |
| Potential Sports Field Site | |

Open Space Ownership (12/2020)

- | | |
|-----------|------------|
| Federal | Private |
| State | Non-Profit |
| Municipal | |

Level of Protection (12/2020)

- | | | |
|-------------|---------|------|
| Perpetuity* | Limited | None |
|-------------|---------|------|

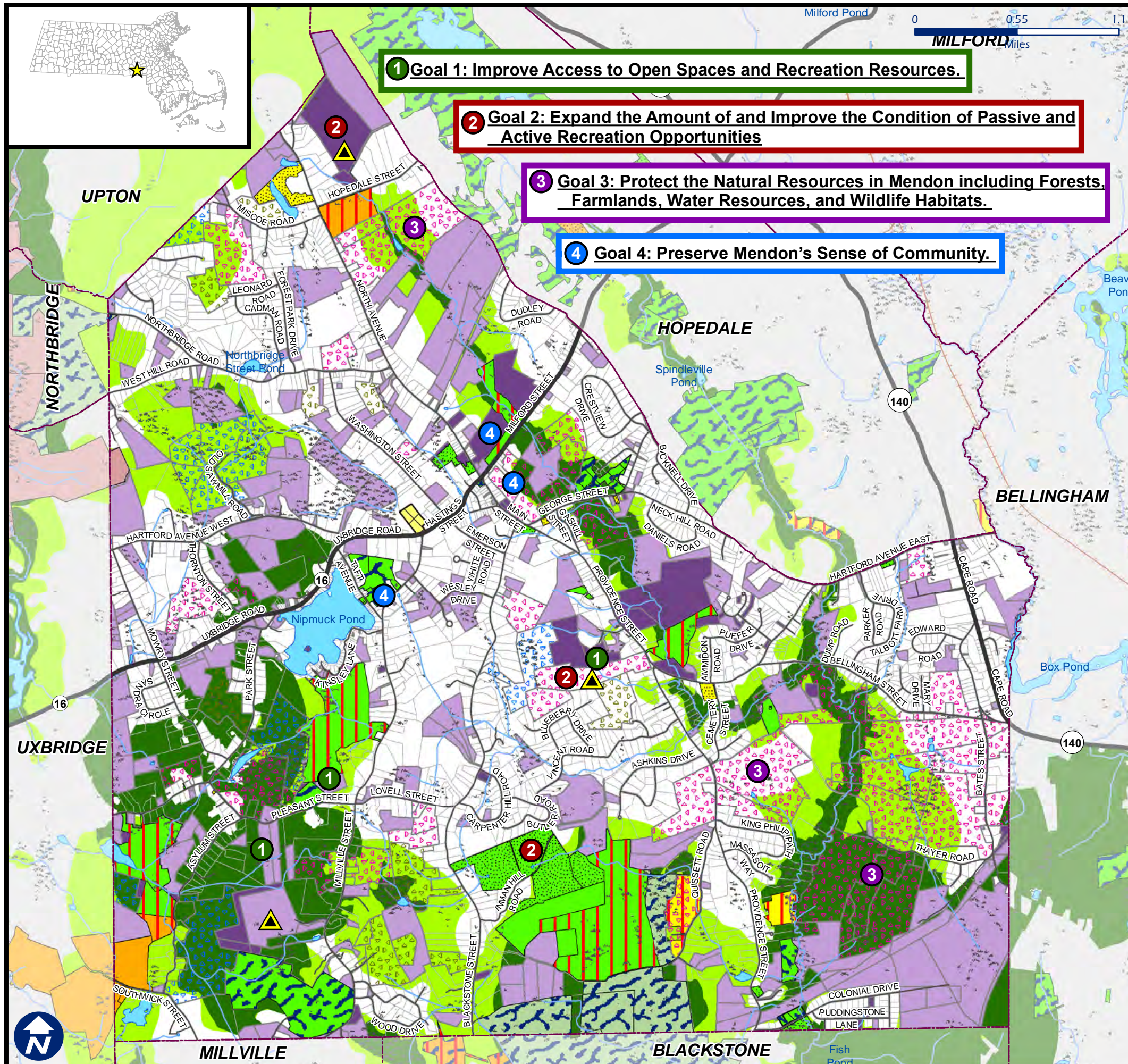
* Open space listed as "Perpetuity" will only show a solid Ownership color.

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Worcester, MA 01608



Source: Data provided by the Town of Mendon, CMRPC and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.



SUMMARY BUILDOUT STATISTICS (New Development and Associated Impacts)	
Developable Land (sq. ft.)	319,381,920
Developable Land (acres)	7,332
Total Residential Lots	3,581
Comm./Ind. Buildable Floor Area (sq. ft.)	189,085
Residential Water Use (gallons per day)	741,334
Comm./Ind. Water Use (gallons per day)	14,181
Municipal Solid Waste (tons)	5,960
Non-Recycled Solid Waste (tons)	3,608
New Residents	9,884
New School-Age Children	2,632
New Residential Subdivision Roads (miles)	81.4

Notes:

- "Residential Water Use" is based on 75 gallons per day per person.
- "Comm./Ind. Water Use" is based on 75 gallons per 1,000 square feet of floor space.
- "Municipal Solid Waste" is based on 1,206 lbs per person per year.
- All waste estimates are for residential uses only.
- "Non-Recycled Solid Waste" is a subset of Municipal Solid Waste and is based on 730 lbs per person per year ending up in a landfill or incinerator.
- The number of "Residents" at buildout is based on the persons per household figure derived from the 1990 US Census.
- The number of "School-Age Children" at buildout is based on a student per household ratio taken from 1990 US Census data.
- "New Residential Subdivision Roads" are based on the assumption that 60% of the new residential lots will have required frontage on new subdivision roads.

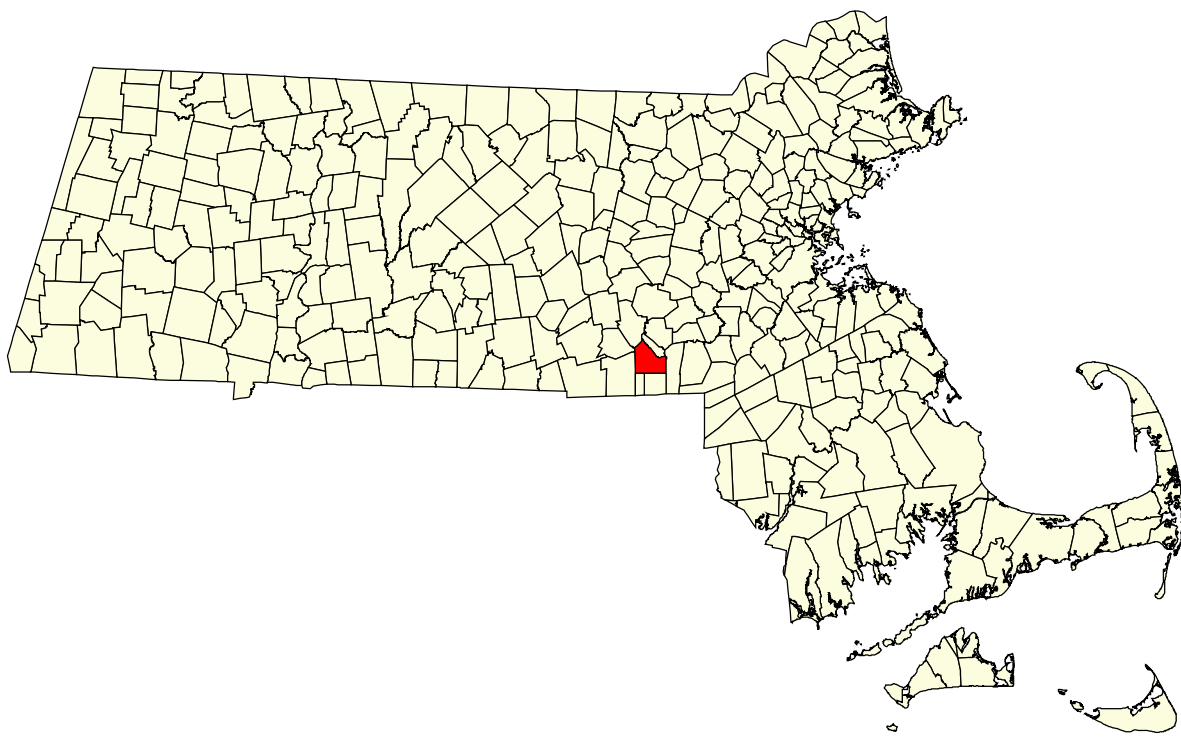
TOWN OF MENDON COMPOSITE DEVELOPMENT








MAP E AUGUST 2000

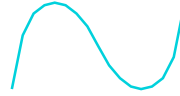


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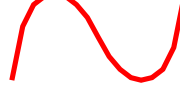

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Legend

-  Towns
-  Zoning
-  Future Developable Land
-  Absolute Development Constraint
-  Partial Development Constraint
- Hydrography

 Stream
-  Intermittent Stream
-  Water Bodies
- Roads

 Local
-  Arterial
-  Collector
-  Rail

Zoning District Description		
Zoncode	District	Percentage
R	Residential	97.70
B	Business	2.30

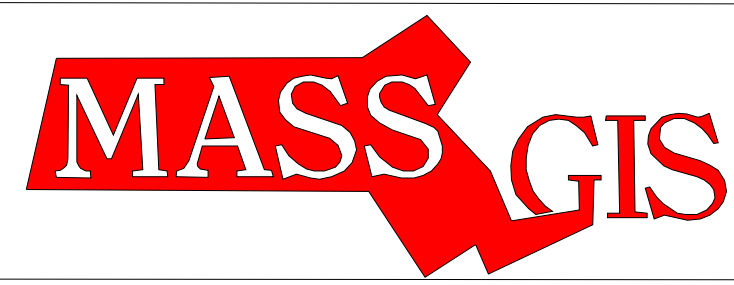
Methods

This build-out analysis is used to determine the potential amount of new development based on a community's current zoning regulations and developable land. Existing digital data are gathered from various sources including the community, MassGIS, MassHighway, and federal agencies. Zoning, open space, land use, hydrography, wetlands, River Protection Act buffers, Cohen bill buffers (if applicable), flood plains, slope, orthophotography (digital aerial photography), rail lines, road networks, and political boundaries are verified and updated. Additional layers are created, including miscellaneous lands determined to be undevelopable; development since the date of the latest land use coverage; and approved subdivisions since the date of the orthophotography. The developed land information is derived by aggregating categories in the land use layers; these include spectator and water-based recreation, residential, commercial, industrial, transportation, and waste disposal.

The GIS analysis consists of first subtracting land not available for development. The amount of land available for development is shown on Map 2 by zoning district and depicts land with environmental limitations for development, such as steep slopes and river buffers. The developable land is aggregated to create Map 3, which is a composite of all coverages and factors used in the buildout analysis. To determine the number of future buildable residential lots, a formula is used which considers density permitted by zoning, land needed for roads, and odd shapes of lots. Commercial and industrial floor space is determined using an 'Effective Floor Area Ratio' (EFAR) technique. For each commercial and industrial district, the amount of potential floor area is determined based upon current setback requirements, height limitations, maximum lot coverage, and parking requirements. Map 3 contains a summary table showing interesting facts from the analysis, including new residential lots, additional commercial and industrial floor space, new residents, new school children, and water required to support this development.

Source data:

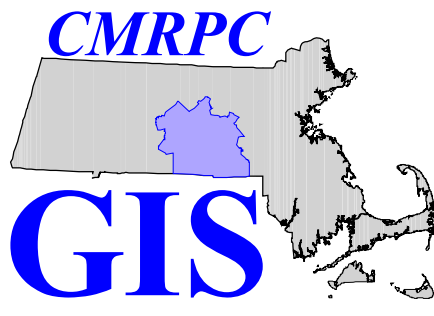
New land use, miscellaneous undevelopable lands, open space and zoning were developed by CMRPC. Subdivisions were developed by CMRPC and the Town of Mendon. River Protection Act buffers were developed by MassGIS. Roads are derived from the road inventory files at MassHighway. All other data are from MassGIS.



Massachusetts Executive Office of Environmental Affairs - 2000



Massachusetts
Geographic
Information
System



Paul J. Samara
GIS Coordinator

Melissa C. Aldrich
GIS Analyst

Sandra J. Johnson
GIS Analyst

Appendix B - Table 1 Summary of Rare, Threatened and Endangered Species Observed Within the Town of Mendon

Species Name	Status	Habitat Requirements	Management Recommendations
Oak Hairstreak <i>Satyrrium favonius</i>	Species of Special Concern	Xeric and open oak woodland and barrens on rocky uplands and sandplains Adults rely on weedy or scrub areas for nectar.	Limit aerial insecticide spraying to low-volumes or avoid spraying in spring and early summer, when the larva and adult are active.
Brook Snaketail <i>Ophiogomphus aspersus</i>	Species of Special Concern	Clear, sand-bottom streams with intermittent rapids, often flowing through dense woodland.	Limit development of upland borders of preferred river habitats. Maintain good water quality of habitat streams.
American Brook Lamprey <i>Lampetra appendix</i>	Threatened Species	Clear, cool streams averaging more than 15 feet in width, having gravel of sand beds	Young are vulnerable to siltation and pollution Minimize changes in water levels in streams (i.e. runoff), and stream alteration projects
Eastern Box Turtle <i>Terrapene carolina</i>	Species of Special Concern	Primarily a woodland species Also inhabits pastures, meadows, marshes, bogs, and cranberry dominated swales	Limit habitat destruction due to development Maintain large areas without roads bisecting the turtle's habitat
Climbing Fern <i>Lygodium palmatum</i>	Species of Special Concern	Sandy, acidic soils, rich in humus, but nutrient poor	Protecting areas where the plants are found or possess the conditions for growth

Core Habitat		Common Name	Scientific Name	Status
Core 986	Wetland Core			
Core 1005	Forest Core			
Core 1162	Species of Special Concern	Brook Snaketail	<i>Ophiogomphus aspersus</i>	Special Concern
Core 1249	Wetland Core			
	Aquatic Core			
	Species of Conservation Concern	Climbing Fern	<i>Lygodium palmatum</i>	Special Concern
		Creeper	<i>Strophitus undulatus</i>	Special Concern
		Triangle Floater	<i>Alasmidonta undulata</i>	Non-listed SWAP ^[1]
		Oak Hairstreak	<i>Satyrium favonius</i>	Special Concern
		Marbled Salamander	<i>Ambystoma opacum</i>	Threatened
		Eastern Box Turtle	<i>Terrapene carolina</i>	Special Concern
		American Brook Lamprey	<i>Lampetra appendix</i>	Threatened
Core 1288	Aquatic Core			
	Wetland Core			
	Priority & Exemplary Natural Communities	Acidic Shrub Fen		S3 ^[2]
		Alluvial Red Maple Swamp		S3 ^[3]
		Inland Atlantic White Cedar Swamp		S2
		Kettlehole Level Bog		S2
		Level Bog		S3
		Spruce-Tamarack Bog		S2
		Climbing Fern	<i>Lygodium palmatum</i>	Special Concern

	Species of Special Concern	Triangle Floater	<i>Alasmodonta undulata</i>	Non-listed SWAP
		Hessel's Hairstreak	<i>Callophrys hesseli</i>	Special Concern
		Eastern Hognose Snake	<i>Heterodon platirhinos</i>	Non-listed SWAP
		Northern Black Racer	<i>Coluber constrictor</i>	Non-listed SWAP
		Wood Turtle	<i>Glyptemys insculpta</i>	Special Concern
		Bridle Shiner	<i>Notropis bifrenatus</i>	Special Concern

Critical Natural Communities	
CNL 597	Aquatic Core Buffer
	Landscape Block
	Wetland Core Buffer
CNL 645	Aquatic Core Buffer
	Landscape Block
	Wetland Core Buffer

Appendix C – Table 2 – Oil and Hazardous Waste Sites

RTN	Release Address	Site Name Location Aid	Notification Date	Compliance Status	Chemical Type
2-0021382	1 MILFORD STREET	FORMER MENDON XTRAMART	10/23/2020	UNCLASSIFIED ^[4]	
2-0021097	37 TAFT AVE	RESIDENTIAL PROPERTY	12/4/2019	PSNC ^[5]	
2-0020996	1 MILFORD STREET	FORMER MENDON XTRAMART	8/28/2019	RTN CLOSED ^[6]	
2-0020836	148 NORTH AVE	MISCOE HILL SCHOOL	3/26/2019	PSNC	
2-0020221	7 MORRISON DRIVE	DEVANEY ENERGY	6/13/2017	PSNC	
2-0019544	131 MILLVILLE RD	DIESEL FUEL SPILL	6/19/2015	PSNC	
2-0018435	133 NORTH AVENUE	APARTMENTS	12/2/2011	RAO ^[7]	Oil
2-0018324	1 MILFORD ST	XTRA MART SUNOCO	8/30/2011	RTN CLOSED	Hazardous Material
2-0017892	17 HARTFORD AVE WEST-ADJACENT TO	ROADWAY RELEASE	6/4/2010	RAO	Oil
2-0017214	79 NECK HILL RD	RESIDENCE	8/17/2008	REMOPS ^[8]	Oil
2-0017179	1 MILFORD ST	XTRAMART	7/23/2008	RTN CLOSED	Oil
2-0017147	2 UXBRIDGE RD	GASKELLS SERVICE STATION	6/25/2008	RTN CLOSED	Hazardous Material
2-0016512	1 MILFORD ST	XTRA MART GAS STATION	12/24/2006	RAO	Oil
2-0016061	1 MILFORD ST	XTRA MART STATION	12/31/2005	RAO	Oil
2-0016057	82 CAPE RD	TOWN LINE PLAZA	12/28/2005	RAO	Oil
2-0015961	2 UXBRIDGE RD	GASKELLS SERVICE STATION	10/24/2005	RTN CLOSED	Hazardous Material
2-0015267	22 MAIN ST	MENDON POLICE DEPT	5/27/2004	RAO	Hazardous Material
2-0015233	1 MILFORD ST	XTRA MART SUNOCO	4/27/2004	RTN CLOSED	Hazardous Material
2-0015136	1 MILFORD ST	XTRA MART SUNOCO	3/1/2004	TMPS ^[9]	Hazardous Material
2-0014608	66 PROVIDENCE ST	ROADWAY RELEASE	12/30/2002	RAO	

2-0014598	57 PROVIDENCE ST	ARCUDI OIL CO	12/20/2002	RAO	Oil
2-0014465	51 PLEASANT ST	RESIDENCE	9/19/2002	RAO	Oil
2-0014359	57 PROVIDENCE ST	ARCUDI OIL INC	6/18/2002	RAO	Oil
2-0014143	57 PROVIDENCE ST	ARCUDI OIL INC	12/31/2001	RAO	Oil
2-0013839	50 BLACKSTONE ST	LRC BUILDING CORP	5/30/2001	RAO	Hazardous Material
2-0013125	3 ELM ST	AVERY RESIDENCE	1/13/2000	RAO	Oil
2-0012860	25 MAIN ST	PROPERTY	7/6/1999	RAO	Hazardous Material
2-0011467	47 MILFORD ST	JOE TEX AUTO BODY	10/29/1996	RAO	Oil and Hazardous Material
2-0011442	2 UXBRIDGE RD	GASKELLS SERVICE STA	10/15/1996	PSNC	Oil
2-0011252	64 MILFORD ST	OGRADYS MOBIL STA FMR	5/28/1996	TIER1D ^[10]	Hazardous Material
2-0010870	12 MAPLE ST	US POSTAL SERVICE	8/3/1995	RAO	Oil
2-0010731	187 MENDON ST	NER AUCTION SYSTEMS OF MA INC	4/18/1995	RAO	Hazardous Material
2-0010393	64 MILFORD RD	OGRADYS SERVICE CTR	7/20/1994	RTN CLOSED	Oil
2-0010090	28 32 HASTINGS ST	RTE 16 UXBRIDGE RD	11/19/1993	RAO	Oil
2-0010057	WASHINGTON ST	POLE 7	10/29/1993	RAO	Oil
2-0000771	64 MILFORD RD	OGRADYS SERVICE STATION	10/15/1990	TIER1D	

[_http://maps.massgis.state.ma.us/map_ol/oliver.php?lyrs=FEMA%20National%20Flood%20Hazard%20Layer%7EFEMA_FEMA_National_Flood_Hazard_Layer%7E%7CDetailed%20Features%7EBasemaps_MassGISBasemapWithLabels2%7E&bbox=-72.31651565539438,41.97427008804823,-70.52711746203474,42.70713868943082&coordUnit=m&measureUnit=m&base=MassGIS%20Statewide%20Basemap¢er=-79.50640,25.08467,52.12313,54.13237&zoom=10&opacity=1,1&baseO=1&filt=undefined%7Cundefined](http://maps.massgis.state.ma.us/map_ol/oliver.php?lyrs=FEMA%20National%20Flood%20Hazard%20Layer%7EFEMA_FEMA_National_Flood_Hazard_Layer%7E%7CDetailed%20Features%7EBasemaps_MassGISBasemapWithLabels2%7E&bbox=-72.31651565539438,41.97427008804823,-70.52711746203474,42.70713868943082&coordUnit=m&measureUnit=m&base=MassGIS%20Statewide%20Basemap¢er=-79.50640,25.08467,52.12313,54.13237&zoom=10&opacity=1,1&baseO=1&filt=undefined%7Cundefined)
<https://docs.digital.mass.gov/dataset/massgis-data-massdep-wellhead-protection-areas-zone-ii-zone-i-iwpa>
<https://www.mass.gov/doc/mendon/download>
http://maps.massgis.state.ma.us/dfg/biomap/pdf/town_core/Mendon.pdf
<https://eeonline.eea.state.ma.us/portal#!/search/wastesite/results?SearchType=All%20Sites&TownName=MENDON>

^[1] ^[1] In 2005 the Massachusetts Division of Fisheries and Wildlife completed a comprehensive State Wildlife Action Plan (SWAP) documenting the status of Massachusetts wildlife and providing recommendations to help guide wildlife conservation decision-making. SWAP includes all the wildlife species listed under the Massachusetts Endangered Species Act (MESA), as well as more than 80 species that need conservation attention but do not meet the requirements for inclusion under MESA. Note that plants are not included in SWAP.

^[2] S2 = Imperiled communities, typically 6-20 sites or few remaining acres in the state.

^[3] S3 = Vulnerable communities, typically have 21-100 sites or limited acreage across the state.

^[4] A release that has not reached its Tier Classification deadline (usually one year after it was reported), and where a Permanent or Temporary Solution Statement, DPS Submittal, or Tier Classification Submittal has not been received by DEP.

^[5] (Permanent Solution with No Conditions): A site/release where a Permanent Solution Statement was submitted indicating that response actions were sufficient to achieve a level of No Significant Risk for all current and foreseeable future uses of the site without the need to restrict the use of the property.

^[6] Future response actions addressing the release associated with this Release Tracking Number (RTN) will be conducted as part of the response actions planned for the site under another "primary" RTN. This occurs at sites where multiple releases (RTNs) have been combined under one primary RTN to simplify and streamline timelines and deadlines.

^[7] A site/release where a Permanent or Temporary Solution Statement (formerly RAO Statement) was submitted. This statement asserts that response actions were sufficient to achieve a level of no significant risk (for Permanent Solutions) or at least ensure that all substantial hazards (for Temporary Solutions) were eliminated

^[8] A site where a remedial system which relies upon Active Operation and Maintenance is being operated for the purpose of eventually achieving a Permanent Solution.

^[9] A site/release where a Temporary Solution Statement was submitted. This Updated August 9, 2017 - page 5 statement asserts that response actions were sufficient to eliminate all substantial hazards at this time, but additional work is necessary to achieve a Permanent Solution.

^[10] A site/release where the responsible party fails to provide a required submittal to DEP by a specified deadline. (Formerly Default Tier 1B.)

Appendix D - Land Matrix OSRP

Private Parcels under Chapter 61, 61A & 61B										
Owner	Managing Agency	Current Use	Condition	Future use/ Recreation Potential	Public Access	Grants	Zoning	Protection	Acres	Comments
5, 6 & 10 Southwick St.	Owners	Forestry	Excellent	Walking trails and wildlife habitat that connects to Mendon Town Forest	Yes on trail easement granted by Brewer family	NA	Rural Residential	61	135	CoreHab CritNatLand Trail easement connects Meadow Brook Woods to Town Forest
56 Blackstone St	Owners	Forestry - private	Excellent	Walking trails and wildlife habitat to add to the abutting Applewood and Paddock Open Space	No	NA	Rural Residential	61	42	Abuts Applewood Open Space
109 Hartford Ave W	Owners	Forestry - private	Good to Excellent	NA	No	NA	Rural Residential / General Residential	61	0.3	The rest of the land is in Uxbridge
49, 51, 57, 62-1, 69 Hartford Ave W, 11-1 West Hill Rd, 9 & 63 Old Saw Mill Rd	Owners	Forestry - private	Good	Walking trails and wildlife habitat	No	NA	Rural Residential	61	134	
35 Asylum St.	Owners	Forestry - private	Excellent	high	No	NA	Rural Residential	61	16	CritNatLand
46 Miscoe Rd	Owners	Forestry - private	Excellent	Trails, outdoor educational activities	No	NA	Rural Residential	61	13	CritNatLand
188, 192, 192A & 192B Millville St	Owners	Recreation - private	Excellent	Walking trails and wildlife habitat	No	NA	Rural Residential	61B	36	CritNatLand
13 Leonard Rd	Owners	Recreation - private	Excellent	NA	No	NA	Rural Residential	61B	18	CritNatLand

153 Blackstone St & 6 Northbridge Rd	Owners	Recreation - private	Excellent	Trails, outdoor educational activities	No	NA	Rural Residential	61B	64	CritNatLand
194 Millville St.	Owners	Recreation - private	Excellent	high	No	NA	Rural Residential	61B	10	CritNatLand
15 Miscoe Hill Rd	Owners	Recreation - private	Excellent	outdoor educational activities, located by Miscoe School, trails, wildlife habitat	No	NA	Rural Residential	61B	16	CritNatLand
169A Blackstone St	Owners	Recreation - private	Excellent	Walking trails and wildlife habitat	No	NA	Rural Residential	61B	12	CritNatLand 2
27 Park St	Owners	Recreation - private	Good to Excellent	Walking trails and wildlife habitat	No	NA	Rural Residential	61B	37	
40 Northbridge Rd	Owners	Recreation - private	Good to Excellent	Walking trails and wildlife habitat	No	NA	Rural Residential	61B	14	
31 Washington St	Owners	Agriculture - private	Good to Excellent	NA	No	NA	Rural Residential	61A	5	
35 & 37 Hartford Ave East	Owners	Agriculture - private	Excellent	Sports fields, walking trails and wildlife habitat	No	NA	Rural Residential	61A	25	CoreHab CritNatLand
21 Pleasant St	Owners	Agriculture - private	Excellent	Agricultural field, walking trails and wildlife habitat	No	NA	Rural Residential	61A	5	CritNatLand
30, 34, 36, 39 & 46 Thayer Rd and 192 Providence St	Owners	Agriculture - private	Excellent	Agricultural fields, Walking trails and wildlife habitat protection – Core Habitat	No	NA	Rural Residential	61A	197	CoreHab CritNatLand
21 Northbridge St	Owners	Agriculture - private	Good to Excellent	Agricultural field, walking trails and wildlife habitat	No	NA	Rural Residential	61A	15	

32 Blackstone St	Owners	Agriculture - private	Excellent	Agricultural field, walking trails and wildlife habitat	No	NA	Rural Residential	61A	12	Near Applewood Open Space
40 & 42 Park St	Owners	Agriculture - private	Excellent	Walking trails and wildlife habitat	No	NA	Rural Residential	61A	27	CritNatLand
53 Pleasant St	Owners	Agriculture - private	Excellent	Walking trails and wildlife habitat	No	NA	Rural Residential	61A	64	CritNatLand
43 Quissett	Owners	Agriculture - private	Excellent	Agricultural fields, Walking trails and wildlife habitat	Only during events	CPA	Rural Residential	61A & CR	35	CR held by Con Com CritNatLand
69 Park St	Owners	Agriculture - private	Good to Excellent	Agricultural field, walking trails and wildlife habitat	No	NA	Rural Residential	61A	14	
36 Miscoe Rd	Owners	Agriculture - private	Excellent	outdoor educational activities, trails, wildlife habitat	No	NA	Rural Residential	61A	51	CritNatLand
73 & 75 Providence St	Town - pending closing	Agriculture - private	Excellent	Walking trails and wildlife habitat	No	NA	Rural Residential	61A	60	Abuts Applewood Open Space
133, 136, 139, 143 & 144 Millville St	Owners	Agriculture - private	Excellent	Agricultural fields, Walking trails and wildlife habitat	No	NA	Rural Residential	61A	50	CritNatLand
52 Bates St	Owners	Agriculture - private	Excellent	Agricultural	No	NA	Rural Residential	61A	8	CoreHab
14 & 15 Thorton St	Owners	Agriculture - private	Good to Excellent	Agricultural field, walking trails and wildlife habitat	No	NA	Rural Residential	61A	43	Ag or Sports Fields
101, 109 & 113 North Ave	Owners	Agriculture - private	Excellent	Agricultural fields, Walking trails and wildlife habitat	Yes, Pending	NA	Rural Residential	61A, CR Pending	119	CoreHab CritNatLand

21-1, 23, 23A & 25 Lovell St	Owners	Agriculture - private	Good to Excellent	Agricultural field, sports fields, walking trails and wildlife habitat	No	NA	Rural Residential	61A	25	Ag or Sports Fields
41, 44, 46, 53, 57, 67, 69, 77 & 78 Bates St & 53, 59 & 61 Bellingham St. & 125, Hartford Ave East & 125, 128 & 142 Providence St & 57, 62 & 72 Thayer Rd.	Owners	Agriculture - private	Excellent	Agricultural fields, Walking trails and wildlife habitat protection – Core Habitat	No	NA	Rural Residential	61A	647	CoreHab CritNatLand
12 Gaskill St, 14 George St, 24, 30, 32, 34, 36 & 38 Main St & 15 Milford St	Owners	Agriculture - private	Excellent	Agriculture fields, Walking trails and wildlife habitat	No	NA	Rural Residential	61A	122	CoreHab CritNatLand

Private Parcels - Mendon Conservation Commission Holds the Conservation Restriction

Owner	Managing Agency	Use	Condition	Recreation Potential	Public Access	Grants	Zoning	Protection	Acres	Comments
Shirly Jean Smith Agricultural & Arts Center private non-profit 131 North Ave	owners	Agricultural and open space	Good to Excellent	Future plans for agricultural center managed by non-profit, walking trails	During Events	None	Rural Residential	CR held by Mendon Con Com Book 65544 / Page 167	29.7	
Private owner 43 Quissett Rd	owners	Agriculture	Excellent	Agriculture fields, Walking trails and wildlife habitat	During Events	CPA	Rural Residential	MLT monitors the property & Mendon CR held by Con Com Book 53472 / Page 344	37	It is a farm with house and barn on lot. Former Pearson Farm. CritNatLand

Private Owner 5 Strawberry Lane	owners	Open Space	Good to Excellent	Walking trails and wildlife habitat Open Space	No	none	Rural Residential	CR held by Mendon Con Com Book 53854 / Page13	30.6	House on lot
Trustees of Reservations - Cormier Woods Reservation - 41 Asylum St	Trustees of Reservations	Open Space	Excellent	Walking trails and wildlife habitat	Yes	MA Partnership Grant	Rural Residential	CR held by Mendon Con Com Book 47644 / Page 385	11	The CR reads 39 Asylum, but it is 41 Asylum St CritNatLand
Private Owner 10 Southwick St	owners	open space	Excellent	Walking trails and wildlife habitat	Yes on trail easemen t granted by Brewers	Amazon for salamander habitat NHESP	Rural Residential	CR held by Mendon Con Com B65533 P82	49	Abuts the Mendon Town Forest Trail easement connects Meadow Brook Woods to Town Forest - CritNatLand
Private Owners Jim and Cheri VanderSluis 101 & 109 North Avenue	owners	Open space and farming	Excellent	Walking trails, wildlife habitat and educational programs	Yes, on trails	MA Partnership Grant	Rural Residential	CR to be held by the Mendon Con Com & MLT PENDING	111	CoreHab CritNatLand
Private owner Peter Denton	owners	Open space and limited farming	Excellent	Walking trails, wildlife habitat and educational programs	Yes, on trails	The Nature Conservancy (\$600,000), MA LAND Grant (\$500,000) and Mass Audubon (\$200,000) & Town of Mendon contribution (\$500,000)	Rural Residential	CR held by the Mendon Con Com & MLT	187.7	CoreHab

Private Parcel with Conservation Restriction Held by Metacomet Land Trust

Owner	Managing Agency	Use	Condition	Recreation Potential	Public Access	Grants	Zoning	Protection	Acres	Comments
188 Providence Street	Gary and Lynn Smith, Trustees	open space	Excellent	High	no		Rural Residential	CR held by Metacomet Land Trust	10	CoreHab Book/Page: 50041/322

Private Parcels – Agricultural Preservation Restrictions

Owner	Managing Agency	Use	Condition	Recreation Potential	Public Access	Grants	Zoning	Protection	Acres	Comments
None – Mendon does not have any land under APR protection.										

Parcels Owned by Town of Mendon

Name/Location	Managing Agency	Use	Condition	Recreation Potential	Public Access	Grants	Zoning	Protection	Acres	Comments
Memorial Field 29 Millville St	Park Commissioners	Athletic/park complex, ball fields, courts	Good to Excellent	additional active recreational uses	Yes	None	Rural Residential	Article 97	6.25	sports fields, playground, tennis, basketball
Mendon Woods 4 Taft Ave	Park Commissioners	Open Space, playground, trails	Good to Excellent	Dog park, additional parking	Yes	Donation	Rural Residential	Article 97	12	open space
Veteran's Field 25 Millville St	Park Commissioners	Athletic/park complex, ball fields, walking trails	Good to Excellent	property is fully built out	Yes	None	Rural Residential	Article 97	8.83	sports fields and walking path
Town Beach 45-47 Taft Ave	Park Commissioners	Town Beach facility	Good to Excellent	property is fully built out, additional ADA improvements and bathrooms	Yes	None	Rural Residential	Article 97	0.31	swimming & recreation activities
Island in Lake Nipmuc - 78 Lake Nipmuc	Select Board	open space	Good to Excellent	passive recreation, camping	Yes	None	Rural Residential	Article 97	0.75	not used

Grover Field 10 Colonial Dr.	Park Commissioners	Soccer field	Good to Excellent	Fully built out, conversion to multi-use field, additional parking, improved ADA access and lights	Yes	None	Rural Residential	Article 97	3.86	soccer field
Founders Park 1 Main St	Park Commissioners	Historic town common, passive recreation	Good to Excellent	ADA improvement, more support for community events	Yes	None	General Business	Article 97	1	historic site
3 North Ave	Select Board	open space	Good to Excellent	Active Recreation, athletic fields, community center, Commercial Development	Yes	None	Rural Residential/ General Business	None	21	Future Municipal Use
Inman Hill Wildlife Conservation Area 69 Inman Hill Rd	Select Board/Land Use Committee	Open Space, wildlife habitat, trails and hunting	Good to Excellent	Active or passive recreational improvements (more trails, disk golf),	Yes	None	Rural Residential	None	14	Open space or future municipal use Former Paddock Property CoreHab CritNatLand
Inman Hill Wildlife Conservation Area 53 Quissett Rd	Select Board/Con Com/Land Use Committee	Open Space, wildlife habitat, trails and hunting	Good to Excellent	Trails and passive recreation	Yes	MA Fish & Wildlife & Donation	Rural Residential	CR held by MA Fish & Wildlife	150	Former Wood Property CoreHab CritNatLand
Inman Hill Wildlife Conservation Area - 15, 16, 26 & 33 Inman Hill Rd	Select Board/Land Use Committee	Hay fields, picnic table, open Space, wildlife habitat, trails and hunting	Good to Excellent	Active or passive recreational improvements (more trails, disk golf), hay fields.	Yes	None	Rural Residential	None	96	Open space or future municipal use Former Kelly Farm CoreHab CritNatLand

Meadow Brook Woods 100 Park St	Conservation Commission	Open Space, wildlife habitat, trails and hunting	Excellent	Trails, wildlife habitat and passive recreation	Yes	CPA, LAND Grant & Mendon Land Bank	Rural Residential	CR held by TTOR CR Bk 44965 Pg 356	61	CritNatLand
Meadow Brook Woods - 39 Asylum St	Conservation Commission	Open Space, wildlife habitat, trails and hunting	Excellent	Trails, wildlife habitat and passive recreation	Yes	None	Rural Residential	CR held by TTOR bk 47644 / pg 385	16	CritNatLand
Meadow Brook Uplands 79 Millville St, 17 Pleasant St. & 48 Kinsley Ln.	Conservation Commission	Open Space, wildlife habitat, trails and hunting	Excellent	Trails, wildlife habitat and passive recreation	Yes	CPA, LAND Grant & Bargain Sale	Rural Residential	CR held by MLT bk 52481 / Pg 1	97	CritNatLand
Muddy Brook North Conservation Area 20 Milford St	Conservation Commission	Open Space, wildlife habitat, trails and hunting	Excellent	Trails, wildlife habitat, passive recreation and potential for ADA trails and pollinator garden.	Yes	CPA	Residential Commercial	CR held by MLT Bk42480/Pg2 77	24	CoreHab CritNatLand
Muddy Brook South Conservation Area 74 Providence St	Conservation Commission	Open Space, wildlife habitat, trails and hunting	Excellent	Trails, wildlife habitat and passive recreation	Yes	Bargain Sale	Rural Residential	CR held by MLT Book 52480 / Page 256	27	CoreHab CritNatLand
Muddy Brook South Conservation Area 15 Puffer Dr	Conservation Commission	Open Space	Good to Excellent	Trails, wildlife habitat and passive recreation	Yes	Donation	Rural Residential	Article 97	4	
Open Space 26 Hartford Ave. East	Select Board	Open Space	Good to Excellent	Trails, wildlife habitat and passive recreation	Yes	Donation	Rural Residential	Article 97	7.74	
52 Providence St.	Community Preservation Committee	Open Space, wildlife habitat, trails and hunting	Good to Excellent	Trails, wildlife habitat, passive recreation and affordable housing	Yes	CPA	Rural Residential	CR and restrictions pending	70	The plan is to use it for affordable housing and open space CoreHab CritNatLand

Town Forest 203 Millville St	Town Forest Committee	Open Space, wildlife habitat, trails and hunting	Good to Excellent	Trails, wildlife habitat and passive recreation	Yes	Tax taking	Rural Residential	Article 97	119	CoreHab CritNatLand
Town Forest 173 & 173A Millville St	Town Forest Committee	Open Space, wildlife habitat, trails and hunting	Good to Excellent	Trails, wildlife habitat and passive recreation	Yes	Donation	Rural Residential	Article 97	26	Former Lamothe property CoreHab CritNatLand
6, 8 & 9 Trask Rd	Town/Trust	House and barn occupied by tenant with life estate per Trask will. Open Space	Excellent	Future park, Athletic fields/ complex/ school use, trails wildlife habitat	No	NA	Rural Residential	Deed restriction, Will	65	Owned by town, but in life estate trust CoreHab CritNatLand
32 George Street Gaskill Meadows Conservation Area	Conservation Commission	Open Space, wildlife habitat and trails	Excellent	Trails, wildlife habitat and passive recreation	Yes	Donation via Open Space Subdiv	Rural Residential	CR to be held by MLT pending	24	CoreHab
Muddy Brook Estates - Pending	Conservation Commission	Proposed Open Space	Excellent	Trails, wildlife habitat and passive recreation	Yes	Donation via Open Space Subdiv	Rural Residential	CR pending	22	CoreHab CritNatLand
Brackett Rd - Pending	Conservation Commission	Proposed Open Space Subdivision	Excellent	Trails, wildlife habitat and passive recreation	Yes	Donation via Open Space Subdiv	Rural Residential	CR pending	22	
Paddock property 73 & 75 Providence St.	A portion will be under the Conservation Commission and the rest will be for affordable housing & possibly recreation-pending	Open space, single family home	Excellent	Affordable Housing (existing house only), active and passive recreation	Yes	Purchased with CPA funds	Rural Residential	CR Pending	60	Abuts the Applewood Open Space

8 Morrison Dr.	Select Board	Fire Station, Access easement to Applewood Open Space	Excellent	future trails access and ADA parking/acce ss to Paddock Property	Yes	Change of use	General Business	CR Pending	3.5	Abuts the Applewood Open Space
Applewood 41 Providence Street	Conservation Commission	Open Space, wildlife habitat, trails and hunting	Excellent	Trails, wildlife habitat and passive recreation	Yes	Donation via Open Space Subdiv	Rural Residential	CR pending	24	Abuts other open space

Parcels Owned by the Trustees of Reservations

Name/Location	Managing Agency	Use	Condition	Recreation Potential	Public Access	Grants	Zoning	Protection	Acres	Comments
Cormier Woods Reservation - 16 Southwick St	TTOR	Open Space, wildlife habitat, trails and hunting	Excellent	Trails, wildlife habitat and passive recreation	Yes	Donation	Rural Residential	TTOR Land Trust	29	Abuts 148 acres of TTOR land in Uxbridge CritNatLand
Cormier Woods Reservation - 41 Asylum St	TTOR	Open Space, wildlife habitat, trails and hunting	Excellent	Trails, wildlife habitat and passive recreation	Yes	Mass Land Conservation Trust	Rural Residential	CR Book 47644 / Page 385	9	Abuts 148 acres of TTOR land in Uxbridge CritNatLand

Parcels Owned by the Mendon Upton School District

Name/Location	Managing Agency	Use	Condition	Recreation Potential	Public Access	Grants	Zoning	Protection	Acres	Comments
Miscoe Hill School - 148 North Ave	MURSD	school athletic fields	Poor to good	Fully built out, Fields in poor condition, ADA improv. to fields	Yes	NA	Residential	School	27	Sports fields and outdoor classrooms
Clough Elem School - 10 North Ave	MURSD	school, multi- use field, playground	good	Fully built out, improvements to field, lights, pickleball courts	Yes	NA	Residential	School	9	

Parcels Owned by MA Fish & Wildlife										
Name/Location	Managing Agency	Use	Condition	Recreation Potential	Public Access	Grants	Zoning	Protection	Acres	Comments
Quissett Wildlife Management Area 51, 56, 58, 60, 62, 64 & 66 Quissett Rd	MA Fish & Wildlife	Open Space, wildlife habitat, trails and hunting	Excellent	Trails, wildlife habitat and passive recreation	Yes	MA Fish & Wildlife	Rural Residential	Article 97	168	CoreHab CritNatLand
Abutting Quissett Wildlife Management Area in Blackstone, MA	MA Fish & Wildlife	Open Space, wildlife habitat, trails and hunting	Excellent	Trails, wildlife habitat and passive recreation	Yes	MA Fish & Wildlife	Rural Residential	Article 97	254	CoreHab CritNatLand
Hop Brook in Blackstone, MA	MLT	Open Space, wildlife habitat, trails and hunting	Excellent	Trails, wildlife habitat and passive recreation	Yes	Donation	Rural Residential	Held by land trust	130	CoreHab CritNatLand

[ALL TRAIL MAPS CLICK HERE](#)

Abbreviations

[CoreHab](#) = BioMap Core Habitat

[CritNatLand](#) = BioMap Critical Natural Landscape

CR = conservation restriction

Con Com = Mendon Conservation Commission

MLT = Metacomet Land Trust

MURSD = Mendon Upton Regional School District

Cemeteries

Owner	Managing Agency	Use	Condition	Public Access	Zoning	Protection	Acres	Comments
Town of Mendon								
Bicknell Cemetery 113 Hartford Ave East	Select Board Parks Dept mows	Cemetery	Fair to Good	Yes	General Residential	NA	1.02	GR4 Needs tree work Ownership unclear, town took control of trust in 80's
Pine Hill Cemetery 218 Providence Road	Select Board Parks Dept mows	Cemetery	Good	Yes	Rural Residential	NA	1.71	GR8 1700s
Cook Cemetery 15 Thayer Road	Select Board	Cemetery	Poor	Yes	Rural Residential	NA	7.88	GR7 Land Locked - adjacent property 61A CoreHab 2
Old Town or Revolutionary War Cemetery 35 Main St. & 1 Providence St.	Select Board Parks Dept mows	Cemetery	Good	Yes	General Residential / Rural Residential	NA	2.15	GR1 Gravestones back to the 1600s
Private or Unknown Ownership								
Swandale Cemetery 15 Hartford Ave East	Swandale Cemetery Association	Cemetery	Good to Excellent	Yes	General Residential / Rural Residential	NA	4.23	GR6 1820 - present Active plots and space available
Friends or Quaker Cemetery 7 George Street	Swandale Cemetery Association	Cemetery	Good to Excellent	Yes	Rural Residential	NA	1	1729 - 1850 Quaker 1960's-present Swandale Active plots and space available
George Cemetery 8 George Street	Swandale Cemetery Association (Parks Mows)	Cemetery	Good to Excellent	Yes	Rural Residential	NA	1.36	GR2 1850s may have active plots still
Wood Cemetery Hartford Ave West near Thornton St.	Unknown, Likely private	Cemetery	Good to Excellent	Yes	Rural Residential	NA	5	GR11

Park St./ Daniels Cemetery 73 Park St.	Unknown or Select Board? Parks Dept mows	Cemetery	Good to Excellent	Yes	Rural Residential	NA	0.103	GR10 well kept need more research, ownership unclear
Gaskill Cemetery 35 George Street	Gaskill Family Assn	Cemetery	Good	Yes	Rural Residential	NA	0.25	GR3
Hartford Mills Cemetery 79?- 89? Hartford Ave East	Unknown	Cemetery	?	Unknown	General Residential / Rural Residential	NA		Missing, unable to locate. family cemetery
Locust Hill Cemetery between 90a North Ave	Locust Hill Cemetery Corp. Parks mows	Cemetery	Good	Yes	Rural Residential	NA	143 x 115	GR5 needs tree work, fence damaged in back Ownership unknown, may be Swandale? Town has mowed since 2000's,
Taft Cemetery Aka Taft/Lamothe 160 Millville Street	Estate of Arnold Taft (c1870's)	Cemetery	Good	Yes	Rural Residential	NA	81 x 25	
Pleasant St. or Taft Cemetery 64 Pleasant Street	Unknown	Cemetery	Fair	No	Rural Residential	NA	75 x 75	markers are DeBrie and Albbe
Mowry St. Cemetery Mowry St./Rt. 16 (behind Howley's Garage)	Unknown	Cemetery	Poor	On private property	Rural Residential	NA	20 x 10	stone marked Mowry
Thayer (Thornton) Cemetery 10 Thornton Street	Unknown	Cemetery	Good	On private property	Rural Residential	NA	20 x 20	GR12? need a release owned by Dec
Lovelist/Freeman/Union Cemetery behind 18 Lovell Street	owner	Cemetery	?	On private property	Rural Residential	NA		GR9 1850's

Appendix E – Open Space and Recreation Plan Survey Results

Q4 What do you most love about the Town of Mendon? List your top 3 things.

Answered: 617 Skipped: 109

#	RESPONSES	DATE
1	Small population, conservation areas, quaintness	10/16/2021 8:02 PM
2	Small town, great schools, great sports, low traffic	10/15/2021 11:05 AM
3	Location, Space, and School District	10/5/2021 8:45 AM
4	Rural Atmosphere, House we found and People we have met	9/21/2021 5:37 PM
5	People	9/11/2021 8:06 PM
6	Small hometown, small town library next to town hall, quiet neighborhoods, businesses on 16	9/10/2021 4:08 PM
7	Right now - not much. Mahouser land	9/10/2021 3:52 PM
8	Quiet	9/10/2021 3:43 PM
9	1) All my friends and neighbors 2) quiet and peaceful 3) living on a lake	9/10/2021 3:39 PM
10	Rural feel, history, people	9/10/2021 3:35 PM
11	It's long & well documented history. It's historical buildings. It's senior architecture.	9/10/2021 3:25 PM
12	love nipmuc	9/10/2021 3:03 PM
13	small community, own well & septic, friendly, nice people	9/10/2021 1:52 PM
14	Natural beauty	9/10/2021 1:47 PM
15	Nothing, it's been ruined by greed! Our town officials have done little to protect rural Mendon!!	9/10/2021 1:40 PM
16	Not much anymore, it has been ruined by development. comm and residential, this survey is about 20 years too late!	9/10/2021 12:06 PM
17	my hometown,, farm & people, most	9/10/2021 11:52 AM
18	small town feel, open land, large house lots	9/10/2021 11:43 AM
19	small town/large lots. No town water/sewer	9/10/2021 11:30 AM
20	small, country feel	9/10/2021 11:17 AM
21	Great community, safe, good schools	9/6/2021 7:55 PM
22	Rural	8/23/2021 8:28 PM
23	Sense of community, nature, schools	8/22/2021 1:39 AM
24	Simple, Secluded, Beautiful	8/19/2021 1:35 PM
25	Avg. lot sizes, zoo & Lake Nipmuc	8/14/2021 2:08 PM
26	School, safety, location	8/11/2021 7:27 AM
27	School system, land, community	8/10/2021 5:42 PM

28	Schools, Safety, Characteristics of town	8/8/2021 9:43 PM
29	Small town feel, undeveloped land, location	8/7/2021 9:02 PM
30	Small, clean, friendly	8/7/2021 11:24 AM
31	Open space, drive in, zoo	8/6/2021 4:53 PM
32	great neighborhoods for the kids / great people in town, many friendships / good schools & active community sports programs	8/6/2021 1:16 PM
33	It's a safe place to live, rustic feel	8/6/2021 11:45 AM
34	Small, quiet but near to 495	8/5/2021 8:34 PM
35	Rural setting, trails and my home	8/4/2021 10:18 AM
36	Rural appeal, location to resources within area, community feel.	8/4/2021 9:03 AM
37	small knit community,	8/3/2021 6:33 AM
38	Small town, quiet, great neighbors	8/2/2021 6:50 PM
39	Small town feel, safe, convenient	8/2/2021 5:53 PM
40	The quietness. Open spaces. Being able to know a lot of towns folk	8/2/2021 2:47 PM
41	I love the scenic parts of Mendon, the sense of community, and that Mendon hasn't grown too big for it's size.	8/2/2021 12:34 PM
42	The beauty of the land; the small size of the community; and the sense of safety	8/2/2021 7:58 AM
43	Small Town close feeling. Friendly neighbors.	8/1/2021 6:15 PM
44	Small country town feel. Safe and friendly community farm friendly	7/31/2021 9:07 PM
45	Great schools, small town feel	7/31/2021 1:43 PM
46	Rural, small town feel	7/31/2021 10:09 AM
47	Schools, Youth Sports	7/30/2021 9:57 PM
48	Location, proximity to grocery shopping, quaint	7/30/2021 9:29 PM
49	My family's home, since mid 1860s	7/30/2021 7:28 PM
50	1. Attractions (zoo, Cormier woods, Vandervalk, Drive In) 2. Restaurant Options (Alicante's, Gallifords, Muffin House) 3. Quiet living	7/30/2021 1:51 PM
51	Community feel, competitive tax rate, school system	7/30/2021 11:59 AM
52	Outdoor recreation	7/30/2021 11:40 AM
53	Small town feeling...	7/30/2021 5:12 AM
54	Quiet. Country. It's home	7/30/2021 4:58 AM

55	We moved here for the school system	7/29/2021 10:55 PM
56	Homes, neighbors/neighborhood, location	7/29/2021 7:32 PM
57	The people are so nice. Everything is convenient. Great schools.	7/29/2021 6:15 PM
58	#1 PEOPLE!!! #2 small town feel, #3 Outdoor Activities to do	7/29/2021 5:48 PM
59	Small town, friendly residents, great town to raise a family	7/29/2021 3:58 PM
60	Schools, accessibility, people	7/29/2021 10:00 AM
61	Quiet, friendly, location.	7/29/2021 5:54 AM
62	Schools, growing community	7/29/2021 5:35 AM
63	Small town, quiet, great community	7/28/2021 10:18 PM
64	small town, well water, still know people in town	7/28/2021 10:07 PM
65	good H , the lake , Mendon packy	7/28/2021 8:46 PM
66	Quiet, small town & easy access to major routes	7/28/2021 3:40 PM
67	Community, schools, and Southwicks	7/28/2021 1:54 PM
68	Quaintness , location small town feel	7/28/2021 1:50 PM
69	Woodlands and open space, small-town atmosphere, acreage per house	7/28/2021 12:14 PM
70	Small town atmosphere, school system, country setting	7/28/2021 11:19 AM
71	Small town feel, Imperial gas station, the people	7/28/2021 9:44 AM
72	Parcel size	7/28/2021 9:33 AM
73	Country, size and community	7/28/2021 9:14 AM
74	Country feel,my privacy,feeling safe here	7/28/2021 9:14 AM
75	Rural, low crime, accessible.	7/28/2021 8:28 AM
76	Small town, Farms and Horses, Quite	7/28/2021 8:20 AM
77	Land with houses Rural area and the older generation	7/28/2021 7:40 AM
78	Rural, location, schools	7/28/2021 7:38 AM
79	Access to boston, small town charm, low traffic	7/28/2021 6:47 AM
80	Small town. Rural. Quiet.	7/28/2021 6:12 AM
81	Location, right to farm, charm	7/27/2021 10:42 PM
82	Small town feel, community, family opportunities	7/27/2021 10:14 PM
83	Quiet, peacefull, and open space	7/27/2021 7:40 PM

84	The restaurants, the Mini gulf course, and the rural feel	7/27/2021 6:16 PM
85	Small community, close to rural areas,, farm community	7/27/2021 6:11 PM
86	Quaint & private, convenient location, friendly people	7/27/2021 5:49 PM
87	Quiet, Clean, Home	7/27/2021 4:14 PM
88	The lake.	7/27/2021 3:36 PM
89	123	7/27/2021 3:04 PM
90	Quiet Clean. Open spaces	7/27/2021 2:30 PM
91	Rural, quiet, nature.	7/27/2021 1:49 PM
92	Development potential, residents, quality of life	7/27/2021 1:33 PM
93	Its a small town, usually clean,	7/27/2021 12:38 PM
94	Lake , Forest , Historic Museum	7/27/2021 12:10 PM
95	the size, the potential, the people	7/27/2021 11:49 AM
96	Walking trails, large plot sizes	7/27/2021 11:17 AM
97	History and Heritage/ Small Town Feel/ Environmentally Friendly	7/27/2021 11:15 AM
98	Old-fashioned small country town, homey feel, great high school!	7/27/2021 10:56 AM
99	Small size, community feel, location	7/27/2021 10:25 AM
100	Small community feel	7/27/2021 9:46 AM
101	Small town	7/27/2021 9:08 AM
102	Location, Farm town landscape,	7/27/2021 8:23 AM
103	Quiet, MPD and MFD, community	7/26/2021 11:32 PM
104	Lake nipmuc, muffin house, the land	7/26/2021 10:04 PM
105	Farms coming back, good school, and good policemen/women	7/26/2021 6:47 PM
106	Small Town, friendly people, safe area	7/26/2021 5:02 PM

107	Location, safety, quiet	7/26/2021 3:59 PM
108	small town feel, country setting, close proximity to busier locations	7/26/2021 3:40 PM
109	It is mostly residential, safe and very quiet. It doesn't get busy and feels much more rural than suburban. I hope that never changes. That is the reason we moved to Mendon.	7/26/2021 1:45 PM
110	The historic look, the land that is available to the public, and the wildlife that accompany it.	7/26/2021 7:17 AM
111	Quiet, clean, open space	7/26/2021 2:10 AM
112	Decent school system	7/25/2021 7:40 PM
113	History home schools	7/25/2021 6:21 PM
114	It is spacious (not too crowded), country feel, schools	7/25/2021 5:37 PM
115	Quite	7/25/2021 4:55 PM
116	Location, rural feel, limited commercial/industrial buildings	7/25/2021 3:38 PM
117	Safe, friendly community	7/25/2021 1:07 PM
118	It used to have less traffic, we pay a high tax rate for basically no town services	7/25/2021 1:06 PM
119	Everyone knows everybody	7/24/2021 8:41 PM
120	Schools, pd/fd, our neighborhood	7/24/2021 6:38 PM
121	Community, school system, property value	7/24/2021 12:58 PM
122	Small town feel, great school system	7/24/2021 11:57 AM
123	Neighborhood, town programs for kids, public places	7/24/2021 12:03 AM
124	Good Schools, good community, low crime	7/23/2021 8:38 PM
125	size, history, schools	7/23/2021 7:40 PM
126	Schools, small town feel, schools	7/23/2021 4:46 PM
127	Schools, Taft library, our home and yard	7/23/2021 2:32 PM
128	The rural beauty and trees, the small town community, the excellent school system	7/23/2021 2:13 PM
129	emergency services, Mendon town Forest, outdoor recreation	7/23/2021 2:08 PM
130	Salamanders, George's, muffin house, the zoo, and the drive in.	7/23/2021 1:52 PM
131	The community, the school system, and the small town feel	7/23/2021 9:18 AM
132	The quaint historic appeal, the visual spaciousness, the small town vibe	7/23/2021 5:53 AM
133	Lake Nipmuc, Historic Significance of the Native Population, Mendon Drive-In	7/22/2021 11:06 PM
134	farms and scenic roads, emphasis on small businesses, proximity to major routes	7/22/2021 11:05 PM
135	1. We love the school district - my boys attend Clough. 2. We love the quiet, country feel of Mendon. 3. We like that Mendon feels like a unique old town yet close to amenities.	7/22/2021 10:36 PM
136	It's quiet town, the people are friendly and it's kept very clean	7/22/2021 9:45 PM
137	Small town, centrally located, good schools	7/22/2021 9:41 PM
138	Spanish immersion program, community, neighborhood	7/22/2021 9:12 PM
139	Safety, sense of community	7/22/2021 8:54 PM

140	Community, location, small town feel.	7/22/2021 8:14 PM
141	Land, community, school system	7/22/2021 7:44 PM
142	The family feel, schools that offer Spanish Immersion, outdoor recreation spaces/trails/sports programs	7/22/2021 7:25 PM
144	School system, small town feel, great community	7/22/2021 4:59 PM
145	Small town feel, the people, the schools	7/22/2021 4:53 PM
146	Schools, community, location	7/22/2021 4:43 PM
147	Families, neighbors, teachers	7/22/2021 4:36 PM
148	Small town charm, quiet, beautiful	7/22/2021 3:38 PM
149	It being small, friendly, and clean	7/22/2021 3:33 PM
150	Good schools , small town ,	7/22/2021 3:07 PM
151	Quiet community, rural, good school system	7/22/2021 2:57 PM
152	Rural. Quiet. 2acre zoning	7/22/2021 2:53 PM
153	Small, Quiet, Safe	7/22/2021 2:51 PM
154	Location, community, lifestyle	7/22/2021 2:40 PM
155	Community, open space,	7/22/2021 2:39 PM
156	LOCATION, NEIGHBORHOODS, COMMUNITY	7/22/2021 2:36 PM
157	The people, the school system and beautiful location	7/22/2021 2:30 PM
158	indie restaurants, nice people, good schools	7/22/2021 2:28 PM
159	Lake, rural, quiet	7/22/2021 1:56 PM
160	Rural area, yet not too far away from major cities, good school district, lots of land	7/22/2021 1:49 PM
161	Schools, library, and how small it is	7/22/2021 1:45 PM
162	Teachers people nice back roads	7/22/2021 1:33 PM
163	Rural Character, Community, Schools	7/22/2021 1:20 PM
164	Rural, limited traffic, quiet community	7/22/2021 1:10 PM
165	Community, safety, location	7/22/2021 1:02 PM
166	The beautiful country feel, the people and community	7/22/2021 12:56 PM
167	The small town rural feel, the community, open spaces	7/22/2021 12:49 PM
168	Amount of woods, it's small, the people	7/22/2021 12:45 PM

169	School system, feeling safe, little traffic	7/22/2021 11:53 AM
170	Small town, good people, friendly environment	7/22/2021 11:35 AM
171	quiet, land, scenery	7/22/2021 11:33 AM
172	Small community, school system	7/22/2021 11:28 AM
173	Quiet, small town feel. The schools. Social/town events	7/22/2021 11:27 AM
174	surrounding nature, close to my office, close to Providence and Boston	7/22/2021 11:24 AM
175	used to be cheap, used to be no traffic, good schools	7/22/2021 11:19 AM
176	The community, the schools, the location	7/22/2021 11:15 AM
177	Small town, the people, peaceful	7/22/2021 11:08 AM
178	School system, small town feel	7/22/2021 10:35 AM
179	Small, Quiet, and Calm	7/22/2021 10:34 AM
180	Small Town, not to much traffic, quite	7/22/2021 10:21 AM
181	The trees in the open spaces, the rural character, the friendly people	7/22/2021 10:19 AM
182	Small town feel, strong community, rural setting	7/22/2021 10:17 AM
183	Small town feel, schools, safety	7/22/2021 10:14 AM
184	Small town feel, wonderful parents and educators	7/22/2021 10:05 AM
185	small town, great school system, friendly	7/22/2021 10:03 AM
186	1. The Schools; 2. The proximity to Boston, RI, and local stores; 3. The town itself	7/22/2021 10:03 AM
187	(1) Location; (2) A town with amazing opportunities;	7/22/2021 10:00 AM
188	Community feel, small town, town amenities	7/22/2021 9:59 AM
189	Location, Community, and Schools	7/22/2021 9:59 AM
190	Community of kind people, good schools, small town feeling	7/22/2021 9:58 AM
191	Schools, people, open space	7/22/2021 9:55 AM
192	Small Town, Great Schools, Good Community	7/22/2021 9:54 AM
193	Small town	7/22/2021 9:53 AM
194	Lake Nipmuc, Restaurants, open areas.	7/22/2021 8:17 AM

195	Country like feel, great high school, opportunity to build	7/21/2021 9:14 PM
196	Small town, all businesses are within 10-15 min drive, some great local small businesses	7/21/2021 2:37 PM
197	Location, rural feel, recreational activities	7/21/2021 10:37 AM
198	Small town feel with a great sense of community.	7/21/2021 7:20 AM
199	Farm lands, hiking trails, country feel	7/20/2021 8:47 PM
200	Quiet, good school system, town events.	7/20/2021 8:42 PM
201	Everything	7/20/2021 8:03 PM
202	Quaint, great school system, lots of nice neighborhoods	7/20/2021 7:22 PM
203	Community police department and fire department	7/20/2021 6:12 PM
204	School district, suburban/rural setting, proximity to retail, medical etc.	7/20/2021 2:28 PM
205	Small Size. Open space. Community events.	7/20/2021 12:33 PM
206	Safe town to live in, relatively quiet, the fact that the houses are not crammed in like a city	7/20/2021 12:32 PM
207	Rural setting, nice mix of commercial, community youth programs.	7/20/2021 11:25 AM
208	Country feel, easy access to highway, open spaces	7/20/2021 6:45 AM
209	Country feel ,hiking spots and close to my family	7/19/2021 6:40 AM
210	- School system -Geographical location -How quiet/rural it is	7/18/2021 9:24 PM
211	rural feel, spacious feel (e.g., larger house lot sizes) so not living right on top of someone else, walkable parts	7/18/2021 7:16 PM
212	Rural character (quickly disappearing!!!)	7/18/2021 9:01 AM
213	1) rural character, 2) open spaces, 3) agriculture	7/16/2021 9:14 PM
214	county atmosphere, small population and no loud businesses	7/16/2021 6:12 AM
215	Small Town,Low Taxes,Good Schools	7/16/2021 4:25 AM
216	It's secenic beauty,small town feel,friendly people	7/15/2021 10:18 PM
217	Southwick's Zoo, Alicante restaurant, proximity to Milford Regional Hospital	7/15/2021 7:44 PM
218	Central location to major highways	7/15/2021 7:26 PM
219	Rural setting, beautiful land/trails/ponds/beaches/nature, friendly neighbors	7/15/2021 9:49 AM
220	Farm community	7/14/2021 7:20 AM
221	Small town / safe / people	7/13/2021 9:21 PM
222	Natural / undeveloped spaces	7/13/2021 8:09 PM
223	Friendly people, people are always ready to help	7/13/2021 6:45 PM
224	Love the small town open space feeling, the founding history of the town, and the location of the town in relation to nearby cities of Boston and Worcester.	7/13/2021 4:15 PM
225	1. small town 2. park/lake 3. schools	7/13/2021 8:28 AM

226	Quiet, small	7/12/2021 9:34 PM
227	Privacy, quaintness, general accessibility	7/12/2021 7:55 PM
228	#1Small population #2 Proximity to 495 #3 No traffic	7/12/2021 5:17 PM
229	Small-town community with stable infrastructure. Not over-developed in pursuit of higher tax revenue. Modern/forward-leaning approach to civil matters (web, zoom, etc)	7/12/2021 4:36 PM
230	Country setting, Small town feel, community	7/12/2021 2:25 PM
231	quiet, small town feel, away from more chaos!	7/12/2021 10:27 AM
232	Rural surroundings which we are loosing fast!	7/12/2021 10:08 AM
233	The safety, The landscape, and The people.	7/12/2021 8:41 AM
234	Small quaint friendly	7/11/2021 11:08 PM
235	Wildlife at Lake Nipmuc, small town feel (though changing), scenic (E.g. North Ave)	7/11/2021 4:47 PM
236	Quaint, less developed,	7/11/2021 12:36 PM
237	small town	7/11/2021 12:29 PM
238	Lake Nipmuc, Memorial/Veteran's Park, Size (small town)	7/11/2021 9:33 AM
239	historic character	7/11/2021 9:19 AM
240	Conservation area & trails, large undivided plots of land, small local businesses	7/11/2021 9:16 AM
241	Schools, property size, small businesses	7/10/2021 10:42 PM
242	People are friendly, location	7/10/2021 9:50 PM
243	School, small town vibe, local activities	7/10/2021 9:37 PM
244	Small Town Feel Open Space Sports	7/10/2021 1:17 PM
245	Schools, closeness to major cities	7/10/2021 10:32 AM
246	Small town feel, greenery, neighborly kindness	7/10/2021 10:08 AM
247	large lot sizes	7/10/2021 10:07 AM
248	It's Rural. It's mostly residential living businesses relating to that with no industrial or manufacturing. It's heavily conservative and not liberal.	7/10/2021 9:55 AM
249	Historic nature, charm, proximity to family	7/10/2021 9:07 AM
250	Small town feel, rural but accessible, quiet	7/10/2021 9:05 AM
251	Quiet, safe, schools	7/10/2021 9:01 AM
252	Small community, rural, good schools	7/10/2021 8:41 AM
253	Lack of traffic, somewhat quiet, great schools	7/10/2021 8:14 AM
254	Small community, Great Schools,	7/10/2021 7:50 AM
255	Nature, quiet, property size	7/10/2021 6:14 AM

256	Small population, people are nice, country setting	7/10/2021 5:45 AM
257	School district, Spanish Immersion Program, neighborhood/sense of community	7/9/2021 11:50 PM
258	Lack of commercialism, land and nature, schools	7/9/2021 11:31 PM
259	Small town, no heavy traffic, large lot sizes	7/9/2021 9:14 PM
260	Small town. Schools. Community	7/9/2021 5:09 PM
261	Close community; small town	7/9/2021 11:19 AM
262	Small town, country setting, minimal multi family homes	7/9/2021 9:58 AM
263	Farmlands schools. Police fire	7/9/2021 9:02 AM
264	Open land, only 1 chain store, amount of conserved land	7/8/2021 10:22 PM
265	Rural and agricultural/lots of space for hiking/peaceful /	7/8/2021 8:23 PM
266	The caring sense of community, rural character and small town feeling.	7/8/2021 6:18 PM
267	Neighborhood, people, nature	7/8/2021 4:30 PM
268	quiet town, friendly people, no strip club	7/8/2021 11:14 AM
269	Schools have been great, Homes have great plots of land, Safe place to raise children	7/8/2021 11:14 AM
270	Knowing all neighbors, beautiful natural landscape, good schools	7/8/2021 10:56 AM
271	Location, Schools, people	7/8/2021 10:56 AM
272	Peace and quiet, good school, friendly neighbors	7/8/2021 9:59 AM
273	Large Wooded lots, peaceful, privacy	7/8/2021 5:13 AM
274	Small town	7/7/2021 2:44 PM
275	Schools, small town, country living	7/7/2021 7:49 AM
276	Location, access to amenities, small town feel	7/7/2021 6:57 AM
277	Small community, quiet	7/7/2021 6:17 AM
278	Memories growing up here at my grandparents, SMALL historical town (hate the imperial dealership growth), a lot of trees/scenic property (not overdeveloped with subdivisions and businesses)	7/7/2021 5:27 AM
279	1. Schools, 2. Homes are not on top of one another, 3. Town is not taken over by big companies	7/6/2021 10:38 PM
280	Location from major roads/highways, lack of traffic relatively, my neighborhood	7/6/2021 9:39 PM
281	Small, quiet, rural	7/6/2021 9:13 PM
282	1. Close Community, 2. Good School District, 3. Good Restaurants	7/6/2021 8:04 PM
283	1. The rural & quiet streets 2. The abundant restaurant/eateries 3. School district	7/6/2021 8:03 PM
284	Small town, great community, location	7/6/2021 4:11 PM
285	Country living, small town feel, friendly community	7/6/2021 3:30 PM
286	Location, community, schools	7/6/2021 2:42 PM
287	Small community, lots of woods, great schools	7/6/2021 1:45 PM
288	Area/Location, Size of property/open space low taxes	7/6/2021 1:43 PM

289	Mostly scenic, quiet, uncrowded	7/6/2021 1:32 PM
290	Rural, Not overly developed	7/6/2021 1:26 PM
291	Healthy Forests and Trails, Locally-Owned Businesses, Robust School System	7/6/2021 9:57 AM
293	Small town, family-kid friendly, the amount of nature/wildlife	7/5/2021 5:33 PM
294	Lake and open spaces	7/5/2021 2:17 PM
295	Community and the schools	7/4/2021 5:15 PM
296	Open spaces, the lake and the fact it's close to Worcester, Providence and Boston	7/4/2021 2:33 PM
297	I can list the two main things I like and I think they are the most important. It still has that small town feel. It has not been taken over by developers YET.	7/4/2021 11:59 AM
298	The small community, the lack of crime, police and fire	7/4/2021 11:01 AM
299	Community, History, ruralness	7/4/2021 10:58 AM
300	Lot size, rural atmosphere & sense of community (usually)	7/4/2021 9:35 AM
301	School, sports community's, safety	7/4/2021 8:20 AM
302	Rural, education, home value	7/4/2021 7:04 AM
303	Small town! The community, location	7/3/2021 10:23 PM
304	1. Open space and small town community feel. 2. School district. 3. Community events at founder's park and town beach	7/3/2021 9:34 PM
305	History. No chains (besides dunks!) drive in.	7/3/2021 9:10 PM
306	good food, lots of farms, and rich hystory	7/3/2021 9:07 PM
307	Country settings, the Police Department and Fire Department	7/3/2021 8:05 PM
308	Community events, the schools, small-town feel	7/3/2021 7:45 PM
309	Caring people/small town/making friends	7/3/2021 6:33 PM
310	Small town. People help each other. No big businesses	7/3/2021 6:02 PM
311	Schools, schools, location	7/3/2021 5:08 PM
312	Good location	7/3/2021 5:07 PM
313	Wild life , people, drive in	7/3/2021 4:49 PM

314	Drive in, farms, people	7/3/2021 4:19 PM
315	friendly, helpful, laid back	7/3/2021 3:32 PM
316	The property sizes allowing for privacy; school system specifically Spanish Immersion; a balance of proximity to cities and country living	7/3/2021 3:08 PM
317	Rural, large lots, safe	7/3/2021 2:51 PM
318	History, quiet, George's Surf & Turf	7/3/2021 2:07 PM
319	rural, scenery, small town values	7/3/2021 1:36 PM
320	Wide open space, decent schools, conservative governance	7/3/2021 1:02 PM
321	No strip clubs, no apartment buildings , no low income housing	7/3/2021 11:43 AM
322	Fun town events, great library, small town feel	7/3/2021 10:44 AM
323	Peacefulness, small town feel, it's my home	7/3/2021 10:38 AM
324	Quiet, kinda rural	7/3/2021 10:12 AM
325	Land and quaintness	7/3/2021 9:45 AM
326	Peace and quiet, natural resources (such as trees, lakes, open natural land), freedom (less intrusive government)	7/3/2021 9:45 AM
327	It's still rural but near businesses districts	7/3/2021 9:44 AM
	sales, Christmas decorating, Halloween in July, etc.)	
329	Relatively rural setting, yet close enough to grocery, close to excellent health care (MRMC)	7/3/2021 9:08 AM
330	The schools	7/3/2021 8:48 AM
331	Residents, hometown feel, and not commercialized with big box stores	7/3/2021 8:05 AM
332	Low taxes	7/3/2021 7:45 AM
333	Small town, hardly any traffic, quiet	7/3/2021 7:35 AM
334	Small Town vibe, convenient to 495, animal friendly	7/3/2021 7:05 AM
335	The people, the schools, the landscape	7/3/2021 6:11 AM
336	Local farms to visit, Southwick Zoo, playgrounds, Spanish Immersion program	7/3/2021 6:09 AM
337	Nature, police protection, shops	7/3/2021 4:55 AM
338	Quaint small town, not over crowded, country setting	7/3/2021 12:26 AM
339	proximity, the people & the library	7/2/2021 10:23 PM
340	Rural, forested, quiet	7/2/2021 7:24 PM

341	Small town feel, little traffic, community	7/2/2021 7:13 PM
342	I love the beautiful landscape, the Public library and U.S. Post Office	7/2/2021 7:00 PM
343	Quiet, history, family roots	7/2/2021 6:05 PM
344	Country Living, good community, lots of undeveloped areas	7/2/2021 5:44 PM
345	The people, the agriculture, small town feel	7/2/2021 4:50 PM
346	Quite, large property requirements for housing, Easy access to town center and any place in town	7/2/2021 3:50 PM
347	small town feel, connection to the community via social media, rural landscape (quiet)	7/2/2021 3:33 PM
348	Small town charm; good property value; private wells/septic	7/2/2021 2:43 PM
349	size, feeling safe, the feeling that we live with people who think like us	7/2/2021 2:42 PM
350	Small town	7/2/2021 2:06 PM
351	friendly people, nice neighborhoods, quaint town feel	7/2/2021 12:58 PM
352	My father's birthplace, my birthplace, sense of community	7/2/2021 12:42 PM
353	farms, open space/land, close knit community	7/2/2021 12:20 PM
354	Rural feel, good schools	7/2/2021 11:42 AM
355	small town feel, school, community	7/2/2021 11:27 AM
356	Rural, good schools	7/2/2021 11:21 AM
357	Small-town feel, quite country setting, reasonable cost of living compared to surrounding towns/eastern ma	7/2/2021 11:15 AM
358	Small,quiet close enough to everything	7/2/2021 10:59 AM
359	The views, Affordability (compared with other towns in MA), the school system is integrated with Upton	7/2/2021 10:41 AM
360	Small town feel, friendly people, near highways	7/2/2021 10:39 AM
361	Small Town/Rural vibe - School/Sports Community - proximity to amenities & activities	7/2/2021 10:38 AM
362	Small town, friendly people, country landscape	7/2/2021 10:21 AM
363	Location, size, community	7/2/2021 9:52 AM

365	1. Swim lessons at the beach, 2. Parks	7/2/2021 8:31 AM
366	Schools	7/2/2021 8:30 AM
367	History, quietness, undeveloped land	7/2/2021 8:15 AM
368	Small, lots of wooded areas, good schools	7/2/2021 8:10 AM
369	Rural area	7/2/2021 7:46 AM
370	Mendon's history	7/2/2021 7:46 AM
371	The small neighborly feel of town, the fact that we aren't all living on top of each other, resources nearby such as the hospital and shopping	7/2/2021 7:40 AM
372	Community, size, location	7/2/2021 7:34 AM
373	Small Town Feel	7/2/2021 6:45 AM
374	Small town, convenience to 495, green spaces	7/2/2021 6:41 AM
375	Rural, Community, Location to Major Routes and amenities	7/2/2021 6:37 AM
376	Farms, trails, large lots	7/2/2021 6:32 AM
377	Quiet and peaceful, good schools, close to Providence and Worcester	7/2/2021 6:12 AM
378	Convenient location but small town	7/2/2021 6:05 AM
379	Location, community and vibe	7/2/2021 6:04 AM
380	The small community, land, location	7/2/2021 5:56 AM
381	Community, location, schools	7/2/2021 5:56 AM
382	Family friendly. Rural. Sense of community	7/1/2021 11:14 PM
383	Small town feel, location, under developed	7/1/2021 11:11 PM
384	Small, quant, school systems	7/1/2021 11:00 PM
385	Neighborhood, schools	7/1/2021 8:53 PM
386	it's a quiet town, it's a safe town, it's a small town	7/1/2021 6:57 PM
387	Community, playground, local establishments	7/1/2021 6:42 PM
388	(1)Rural scenery (2)Closeness to New England cities/culture/airports, beaches, mountains, etc. (3) The town's purchase/protection of open space land	7/1/2021 6:09 PM
389	Friendly, quiet, community	7/1/2021 4:33 PM
390	Quiet	7/1/2021 4:28 PM
391	Rural village	7/1/2021 4:05 PM
392	Quiet, low population, terrain.	7/1/2021 3:16 PM
393	quiet, friendly, very pretty	7/1/2021 2:49 PM
394	Homes are spread out but not isolated, Mendon still has some working farms, Mendon so far has preserved most of its country charm	7/1/2021 12:21 PM
395	Schools, small community, neighborhood	7/1/2021 11:58 AM
396	no industry, quaint, small population	7/1/2021 11:45 AM

397	The quaint, historical feel of the town.	7/1/2021 10:33 AM
398	Small town feel; decent schools; lots of open space	7/1/2021 8:44 AM
399	1) Space/land, 2)safe, 3)local shops/restaurants	7/1/2021 8:18 AM
400	Small town, residents, location	7/1/2021 8:10 AM
401	Neighborhood people country setting	7/1/2021 6:44 AM
402	Rural feeling, location with regards to major hubs, friendly small town atmosphere.	7/1/2021 5:10 AM
403	Country setting, crime rate is low, good restaurants	7/1/2021 2:56 AM
404	Rural character, interesting politics and great opportunity for improvements.	6/30/2021 10:57 PM
405	the scenery, open spaces, New England architecture	6/30/2021 10:45 PM
406	The quiet town. The people. And the great business's in town	6/30/2021 9:03 PM
407	I was born and raised here and I like the small town setting	6/30/2021 8:17 PM
408	Required lot size for single family homes and frontage requirements, preservation of historic buildings, town celebrations	6/30/2021 7:38 PM
409	Some great attractions, schools, room to grow/potential	6/30/2021 6:27 PM
410	1. Farm, Country feel 2. Housing well spaced 3. Lots of restaurant choices.	6/30/2021 6:22 PM
411	The potential for growth, schools were well rated and looking forward to keeping them that way, the restaurants are impressive for a small town!	6/30/2021 6:15 PM
412	Community, small town feel, location	6/30/2021 5:55 PM
413	Small town, good schools, Spanish Immersion	6/30/2021 5:42 PM
414	Schools, small town feel (one traffic light town), and good neighbors	6/30/2021 5:33 PM
415	schools, small town feel, supportive community	6/30/2021 5:17 PM
416	Size, location, school system	6/30/2021 5:13 PM
417	Rural nature, fine schools, most of the people	6/30/2021 5:08 PM
418	Its history and historic homes , Lake Nipmuc and open space.	6/30/2021 2:24 PM
419	Not over developed, green space, historic	6/30/2021 11:24 AM
420	Small town ,quiet,	6/30/2021 10:46 AM
421	Peaceful, community, schools	6/30/2021 7:22 AM
422	Small town feel, unique attractions (zoo, Drive In), schools	6/30/2021 5:10 AM
423	School system, muffin house	6/29/2021 11:53 PM
424	The Spanish Immersion Program, the school system, and the small town feel	6/29/2021 11:45 PM
425	Schools, small town	6/29/2021 10:02 PM

426	Quaint small town , location, no big business	6/29/2021 9:21 PM
427	Rural character, Attractions, Open Space	6/29/2021 8:10 PM
428	Privacy, mostly republicans, traditional	6/29/2021 7:26 PM
429	Growing up in town	6/29/2021 7:24 PM
430	1. Its history 2. Its backroads 3. Its open spaces	6/29/2021 6:19 PM
431	people, scenery, small town values	6/29/2021 4:28 PM
432	S.I. Program, location, school system in general	6/29/2021 4:20 PM
433	A rural town with a long historical heritage.	6/29/2021 4:19 PM
434	community, history, beauty	6/29/2021 4:10 PM
435	1. The neighborhoods 2. Youth programs/ recreation 3. Small businesses	6/29/2021 4:01 PM
436	Open space, community and historic landscapes and buildings	6/29/2021 3:18 PM
437	School system, safe neighbourhoods, rural yet residential	6/29/2021 2:24 PM
438	Schools, community, activities	6/29/2021 2:14 PM
439	Small town feel. how involved residents are in the town. The different events planned by the town	6/29/2021 1:34 PM
440	Country setting	6/29/2021 1:27 PM
441	High school	6/29/2021 1:26 PM
442	Quiet, low crime	6/29/2021 1:12 PM
443	Quiet, friendly,	6/29/2021 11:44 AM
444	Community, School System, location	6/29/2021 11:13 AM
445	rural home spacing, proximity to cities, quietness	6/29/2021 11:05 AM
446	Open space, quiet, activities	6/29/2021 10:54 AM
447	Parks, recreation, open space	6/29/2021 10:21 AM
448	Small town feeling.	6/29/2021 10:08 AM
449	Location and small town feel	6/29/2021 9:48 AM
450	1. Easy access to a lot of things 2. good school system 3. what mendon has to offer	6/29/2021 9:40 AM
451	Small but close to culture, cities and good restaurants...love the rural feel while also being close to everything...schools	6/29/2021 9:39 AM
452	Peaceful; friendly and small	6/29/2021 9:18 AM

453	Small town feel, library, community spirit	6/29/2021 9:11 AM
454	School staff, town officers, playground	6/29/2021 9:11 AM
455	Great Schools, People/Community, community celebrations	6/29/2021 9:09 AM
456	Quiet Bedroom Community, Like Neighborhood	6/29/2021 8:55 AM
457	Hometown feel	6/29/2021 7:47 AM
458	Small town feel. Open spaces.	6/29/2021 7:36 AM
459	Rural character, right to farm, good schools	6/29/2021 7:22 AM
460	Farm town. families that have been here for generations.	6/29/2021 6:33 AM
461	Safe, community oriented, school system	6/28/2021 10:36 PM
462	Sense of community, school system, small town feel	6/28/2021 9:40 PM
463	Community feel, close enough to larger cities without having to live in the city,	6/28/2021 9:30 PM
464	The location, the trees, and most of the people	6/28/2021 7:31 PM
465	Small, rural feel; Scenic roads and open space; School district.	6/28/2021 6:56 PM
466	What it use to be! It was a small country town. Trees have been cut down & replaced with solar panels in our neighborhood. Doesn't feel like country anymore!!!	6/28/2021 6:45 PM
467	Small Town Feel, Location in Proximity to Worcester / Providence / Boston, School System	6/28/2021 6:13 PM
468	School system, home prices, proximity to work	6/28/2021 5:45 PM
469	Rural beauty, the Mendon Upton school district and the location (mostly quiet country setting yet close to major routes and not too far from Woecester, Boston, Providence, beaches, etc.	6/28/2021 5:00 PM
470	Farms, small size, lack of large commercial businesses.	6/28/2021 3:55 PM
471	It's small community feel, it's rural setting, it DOES NOT have a strip club,	6/28/2021 1:12 PM
472	The atmosphere, the people, and the form of government	6/28/2021 12:51 PM
473	Small community, Lake and Parks, Location	6/28/2021 12:13 PM
474	Peaceful, tranquil environment	6/28/2021 12:13 PM
475	Rural, small town, proximity to other towns	6/28/2021 11:42 AM
476	Country Feel, People, School System	6/28/2021 11:07 AM
477	School system, "wooded" feel while being close-ish to the highway, comparative tax rate.	6/28/2021 8:18 AM
478	Schools, town, neighborhood	6/27/2021 11:49 PM
479	Homes, schools, community	6/27/2021 10:27 PM
480	Country feel, not a busy town or commercialized, school system	6/27/2021 9:44 PM
481	Open space , rural character, able to own a few acres of land.	6/27/2021 8:50 PM

482	1) small-town feel with modern conveniences, 2) strong sense of community, 3) reputation of school system and impact on property values	6/27/2021 7:51 PM
483	My neighborhood! The small town feel and community events	6/27/2021 7:36 PM
484	Small town feel, rural, good schools	6/27/2021 7:35 PM
485	The quiet neighborhoods	6/27/2021 6:54 PM
486	Community. History. Small town feel	6/27/2021 6:30 PM
487	quiet, access	6/27/2021 6:02 PM
488	Quiet,small, friendly	6/27/2021 5:57 PM
489	The fresh air, the relative quiet and the people.	6/27/2021 5:27 PM
490	small town feel, schools, location	6/27/2021 4:03 PM
491	Small, quiet, some local places	6/27/2021 3:45 PM
492	Schools, Community feeling, country like living	6/27/2021 2:31 PM
493	11 Vandervalk Winery 2 Yes on Override 3 Cops Dont Give Residents Tickets	6/27/2021 2:11 PM
494	Tranquility, small twin vibe, not a lot of fast food type franchises.	6/27/2021 2:06 PM
495	Safe community, good school system, proximity to conveniences like shopping, restaurants, etc. in nearby towns	6/27/2021 2:03 PM
496	Small Friendly community, safe area, great schools,	6/27/2021 1:29 PM
497	Quiet, charming, location	6/27/2021 1:12 PM
498	People, schools, land	6/27/2021 12:29 PM
499	Quiet, friendly, patriotic	6/27/2021 12:09 PM
500	since of community, Lake, land	6/27/2021 11:16 AM
501	rural, peaseful, close to majoy roads and highways	6/27/2021 10:56 AM
502	rural setting, historic buildings, town beach/park	6/27/2021 10:50 AM
503	Small town, beautiful land, close to businesses in other towns	6/27/2021 10:47 AM
504	The people, small town feel yet close to everything, lake nipmunc	6/27/2021 10:31 AM
505	Schools, neighborhood, location	6/27/2021 10:25 AM
506	Open Space, Small population, Farming	6/27/2021 10:18 AM
507	I love Mendon's historic character, its small size, and its conservation efforts.	6/27/2021 10:17 AM
508	History, location, opportunity	6/27/2021 10:10 AM
509	1. Excellent teachers 2. Excellent schools 3. Overall quiet	6/27/2021 10:01 AM
510	Peace and quiet	6/27/2021 9:49 AM

511	Stonewalls, views & open land	6/27/2021 9:09 AM
512	Quiet, not a busy town, school system	6/27/2021 8:53 AM
513	Farm community, schools, local small businesses	6/27/2021 8:50 AM
514	Rural character, quaintness,proximity to services	6/27/2021 8:28 AM
515	My land my privacy	6/27/2021 8:27 AM
516	Big house lots of 60, 000 sq feet	6/27/2021 7:50 AM
517	Summer charm + scenic views	6/27/2021 6:47 AM
518	Small town, community with values, close enough to Boston	6/27/2021 4:29 AM
519	Schools, Driving Range, Muffin House	6/26/2021 9:30 PM
520	Mendon drive in	6/26/2021 9:27 PM
521	I love the community events, the school system and the town hiking trails and land conservation efforts	6/26/2021 9:00 PM
522	Small town, open space, history	6/26/2021 8:47 PM
523	countryside, quiet, green	6/26/2021 8:02 PM
524	Quaintness	6/26/2021 7:50 PM
525	Farms, open, preserved land, friendly communityvmembers	6/26/2021 6:34 PM
526	The semi-rural nature of the town and neighborhood feel.	6/26/2021 5:33 PM
527	country roads	6/26/2021 5:26 PM
528	Small town feel, school district, being able to get know people in town	6/26/2021 5:11 PM
529	Residents, cleanliness, small town feel	6/26/2021 4:33 PM
530	Quiet, safety and school	6/26/2021 4:14 PM
531	It's cute and quiet!	6/26/2021 3:38 PM
532	1. Small town feel. 2. Good Schools, Good Neighbors	6/26/2021 2:52 PM
533	Everything	6/26/2021 2:48 PM
534	Scenery, grew up here, feels safe	6/26/2021 2:42 PM
535	Quiet, not a lot of traffic , and small.	6/26/2021 2:40 PM
536	Small community, quiet town, close proximity to shopping and highways	6/26/2021 12:46 PM
537	Rural feeling, quiet yet close to shopping and 495.	6/26/2021 11:18 AM
538	Close to family, Lake Nipmuc, Memorial Park	6/26/2021 10:10 AM
539	Open and rural setting.	6/26/2021 10:02 AM
540	quiet, rural, familiar	6/26/2021 9:49 AM
541	my friends, location, zoo and drive in	6/26/2021 9:43 AM
542	Community events and neighbors we love; solid schools with great staff/programming; and community events (when we can have them!)	6/26/2021 9:07 AM
543	Rural small town feel and location	6/26/2021 9:01 AM

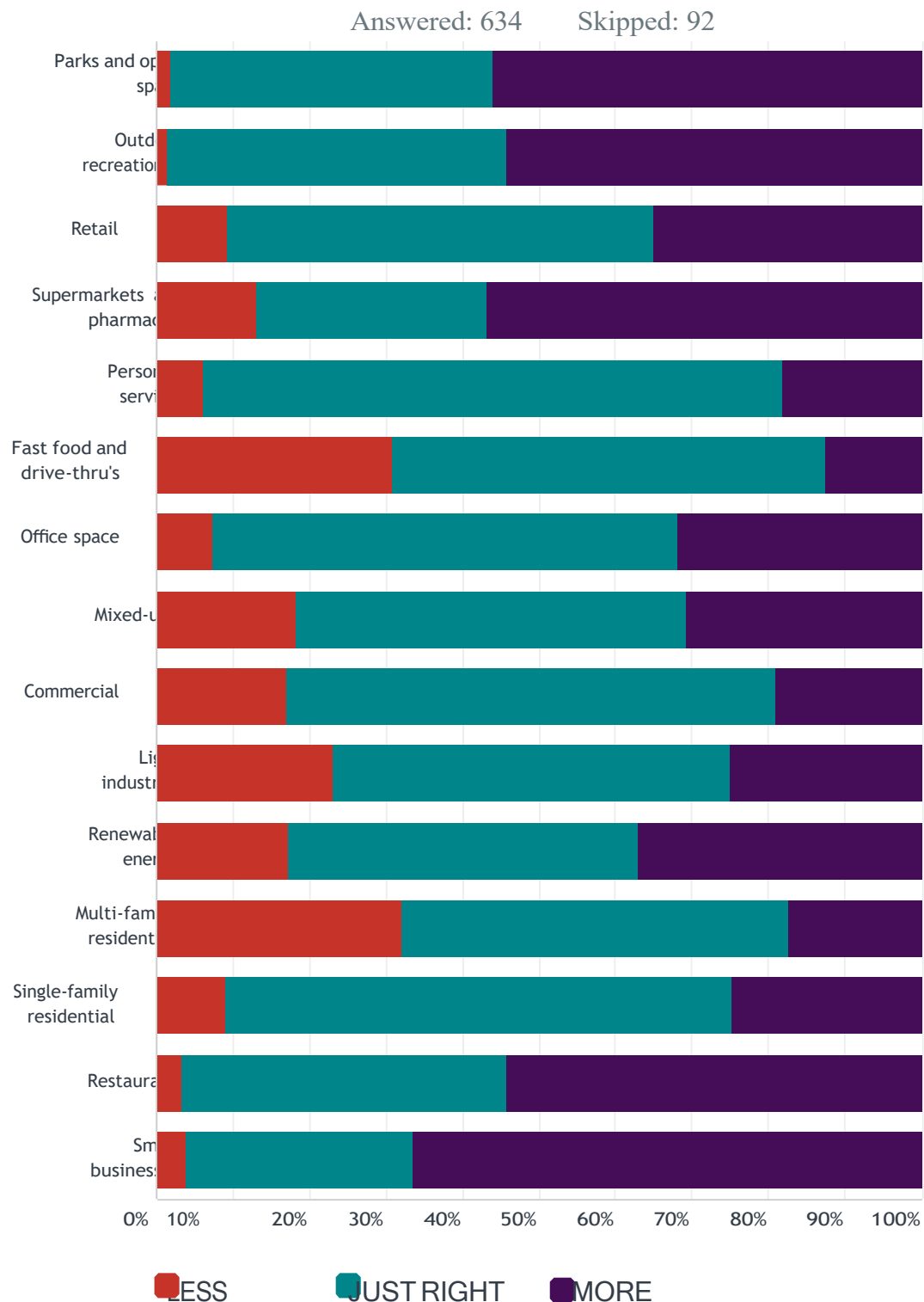
544	Zoo, drive-in, lake	6/26/2021 8:52 AM
545	Friendly, quiet, picturesque	6/26/2021 8:39 AM
546	Small community, undeveloped land, good schools	6/26/2021 8:32 AM
547	The schools, the park, the library!	6/26/2021 8:25 AM
548	Quiet, farms and less people	6/26/2021 8:16 AM
549	Not over developed, beautiful	6/26/2021 7:46 AM
550	There are good things in the surrounding towns....	6/26/2021 7:43 AM
551	Scenic, small town, community	6/26/2021 7:23 AM
552	Farm land, trails, size	6/26/2021 7:15 AM
553	The people, size of town the schools	6/26/2021 7:08 AM
554	Quiet, Rural character, charm	6/26/2021 7:07 AM
555	Rural ambiance	6/26/2021 6:41 AM
556	Downtown historic district, farm land, scenic views	6/26/2021 6:18 AM
557	small town community, convenient location, love my neighborhood	6/26/2021 5:30 AM
558	Farms, lots of land and trees	6/26/2021 4:33 AM
559	Small town life, nice neighborhoods, mostly residential	6/25/2021 11:24 PM
560	The town, the lake	6/25/2021 11:20 PM
561	Very Quiet, Amazing Neighbors and amazing police/fire departments	6/25/2021 10:57 PM
562	Small town, my neighborhood, country charm	6/25/2021 9:58 PM
563	Still has small town feel, location, quiet	6/25/2021 9:27 PM

564	Agricultural town, small community, country lifestyle	6/25/2021 9:21 PM
565	Rural feeling , open space. Lake	6/25/2021 9:21 PM
566	Unfortunately not much anymore	6/25/2021 9:16 PM
567	Small, farm, lake	6/25/2021 9:13 PM
568	Ambiance, Public participation, common goals	6/25/2021 9:08 PM
569	Small town feel, friendly people, history	6/25/2021 9:03 PM
570	Small town feel, quiet, location	6/25/2021 8:43 PM
571	Community, Rural, Schools	6/25/2021 8:37 PM
572	Greenery, quiet, no traffic	6/25/2021 8:30 PM
573	Schools, open land/space and small town feel	6/25/2021 8:29 PM
574	Small town feel, quiet, good schools	6/25/2021 8:20 PM
575	Small town feel, cleanliness, and not congested	6/25/2021 8:20 PM
576	Alicante Restaurant- Small Town- Mail	6/25/2021 8:20 PM
577	Schools, small town feeling, the look	6/25/2021 8:13 PM
578	It's quiet low crime nice people	6/25/2021 8:03 PM
579	Low taxes	6/25/2021 8:02 PM
580	Southwick zoo, muffin house, agricultural community	6/25/2021 7:57 PM
581	Small town activities such as the Christmas parade with Santa, horribles parade and the police decorate competitions during covid	6/25/2021 7:56 PM
582	Community support, small town	6/25/2021 7:48 PM
583	Excellent schools, green spaces, quiet neighborhoods	6/25/2021 7:48 PM
584	Small town, quirky community events, rural	6/25/2021 7:44 PM
585	The undeveloped land.	6/25/2021 7:36 PM

586	Small feel, community	6/25/2021 7:35 PM
587	Small town vibe, no major corporations, farm feel	6/25/2021 7:34 PM
588	Police, Fire, friendly staff at town hall, senior center	6/25/2021 7:28 PM
589	Rural, space	6/25/2021 7:22 PM
590	Quiet, no traffic	6/25/2021 6:44 PM
591	The mendon that was 25 years ago, not so much now. Too many people moving into Town	6/25/2021 6:30 PM
592	Small town feel, with convenience of cities, beaches, mountains. Good school system.	6/25/2021 6:27 PM
593	Quiet, great plowing in winter, open space	6/25/2021 6:20 PM
594	Quiet/peaceful, friendliness of neighbors, low stress	6/25/2021 6:19 PM
595	Rural environment, quiet, school system	6/25/2021 6:10 PM
596	Small, community driven, quiet land	6/25/2021 6:08 PM
597	Peaceful, woods, most people	6/25/2021 5:44 PM
598	Our PD, FD and the beach	6/25/2021 5:40 PM
599	Small town, great school systems, convenience to Milford/495/pike/providence	6/25/2021 5:29 PM
600	Was a Small town, was close knit. Use to be a nice yown	6/25/2021 5:26 PM
601	Sense of community , people, small feeling	6/25/2021 5:15 PM
602	Small Town welcoming feel, Spacious property	6/25/2021 5:15 PM
603	My neighborhood with great people, youth activities/sports and great schools.	6/25/2021 5:14 PM
604	Number of residents, quiet, location in mass	6/25/2021 5:11 PM
605	Quiet, beautiful, open space	6/25/2021 5:09 PM
606	Beautiful town full of nice residents. Mendon has highly rated schools with small class sizes.	6/25/2021 5:00 PM
607	Country setting, privacy and wildlife	6/25/2021 4:48 PM
608	Country setting , privacy , wildlife	6/25/2021 4:48 PM
609	Safe town, good schools	6/25/2021 4:47 PM
610	Location, people, land	6/25/2021 4:46 PM
611	Library, Knowing what's going on with town decisions, Schools	6/25/2021 3:01 PM
612	land, community, people	6/25/2021 3:01 PM
613	Small town, fieldstone wall feel; school systems; town-wide activities like Strawberry Festival and town-wide yard sale	6/25/2021 3:00 PM
614	Quiet - quaint - country	6/25/2021 2:45 PM
615	Rural setting community involvement location	6/25/2021 2:41 PM
616	That its a small town	6/25/2021 2:28 PM
617	Fun community fixtures (drive in, beach, restaurants, zoo)	6/25/2021 2:23 PM

Q8 Overall, which of the following types of development do you feel Mendon needs more or less of?

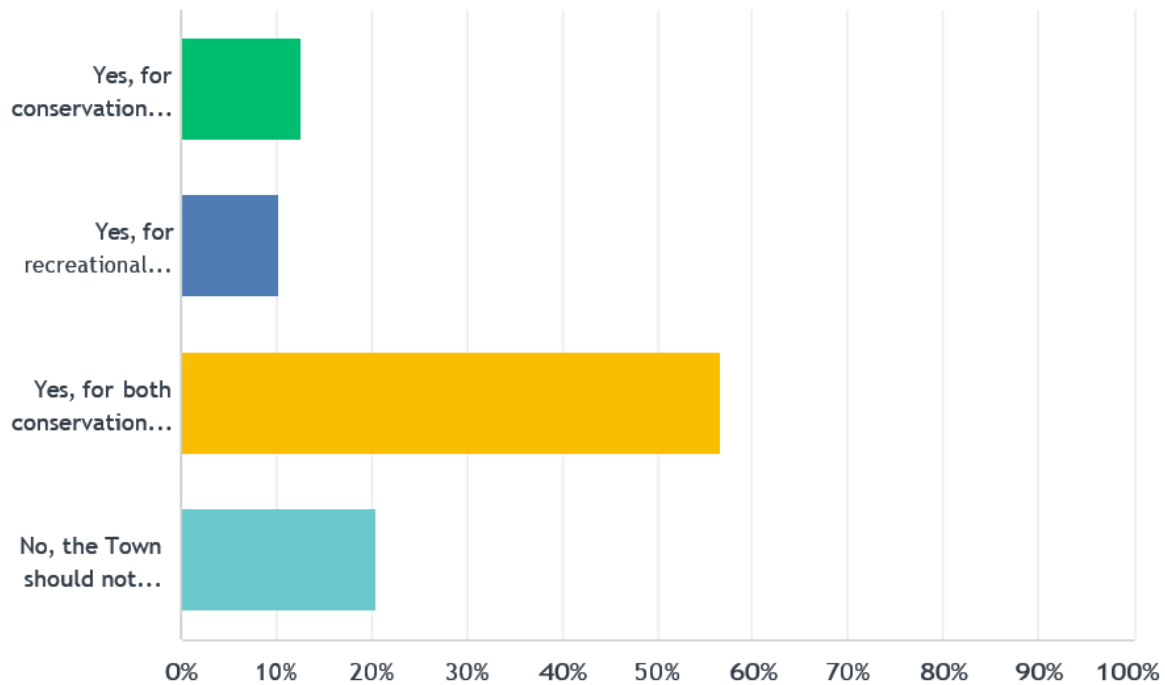
Check the box for “LESS” if you feel Mendon needs less of this item, “JUST RIGHT” if you feel Mendon has an appropriate amount of this item, or “MORE” if you feel Mendon needs more of this item.



	LESS	JUST RIGHT	MORE	TOTAL	WEIGHTED AVERAGE
Parks and open space	1.75% 11	42.13% 265	56.12% 353	629	
Outdoor recreation facilities or fields	1.43% 9	44.44% 280	54.13% 341	630	
Retail	9.24% 58	55.73% 350	35.03% 220	628	
Supermarkets and pharmacies	13.02% 82	30.16% 190	56.83% 358	630	
Personal service	6.05% 38	75.80% 476	18.15% 114	628	
Fast food and drive-thru's	30.95% 195	56.51% 356	12.54% 79	630	
Office space	7.34% 46	60.77% 381	31.90% 200	627	
Mixed-use	18.18% 114	51.20% 321	30.62% 192	627	
Commercial	16.98% 107	63.97% 403	19.05% 120	630	
Light industrial	23.20% 145	51.84% 324	24.96% 156	625	
Renewable energy	17.28% 108	45.76% 286	36.96% 231	625	
Multi-family residential	32.05% 200	50.64% 316	17.31% 108	624	
Single-family residential	8.99% 56	66.29% 413	24.72% 154	623	
Restaurants	3.18% 20	42.68% 268	54.14% 340	628	
Small businesses	3.82%	29.78%	66.40%		

Q11 Do you think that the Town of Mendon should spend money to protect key parcels of land for conservation or recreational purposes over the next ten years?

Answered: 623 Skipped: 103



ANSWER CHOICES	RESPONSES	
Yes, for conservation land	12.68%	79
Yes, for recreational facilities	10.27%	64
Yes, for both conservation land & recreational facilities.	56.66%	353
No, the Town should not spend money for conservation or recreation purposes.	20.39%	127
TOTAL		62

Q12 If you answered yes to question 11, please identify any specific parcels you feel the Town should spend money to protect for conservation or recreational purposes. Please describe the land as clearly as possible, such as street name and number, size, abutting property, and any other description that would be helpful for identification.

Answered: 206 Skipped: 520

#	RESPONSES	DATE
1	The town should review getting turf lands. Seeing the surrounding communities have beautiful turf fields for sports, while the towns of Mendon/Upton field's are pretty pathetic.	10/5/2021 9:15 AM
2	Across from Clough school and further down rt 16 would be great recreational land.	9/11/2021 8:13 PM
3	Rte 16/North Ave - open land that used to be apple orchard. Fino?	9/10/2021 4:04 PM
4	The Starrett Farm	9/10/2021 3:53 PM
5	Stream access from Hopedale st to Drive In & down to East Hartford	9/10/2021 3:41 PM
6	Old Taft Orchard	9/10/2021 3:36 PM
7	Former Taft Orchard Land	9/10/2021 3:31 PM
8	Rte 16	9/10/2021 3:16 PM
9	any land that becomes available in the future and is appropriate	9/10/2021 1:55 PM
10	The land/space which comprises the corner of Rte 16 & North Ave	9/10/2021 1:49 PM
11	all land parcels available	9/10/2021 1:42 PM
12	Any parcel over 5 acres to stop development. when land comes up for sale the town should buy it. Take some of the money away from the school systems	9/10/2021 12:09 PM
13	1) Corner of North Ave & Rte 16 2) Corner of Rte 140 & Hartford Ave East 3) Hartford Ave East - across from Hopedale airport (? if designated crash zone by FAA) and behind Gasco on 140 - adjacent to solar farm.	9/10/2021 11:23 AM
14	Muddy brook	8/23/2021 8:34 PM
15	Mendon town beach, fields & playground. Can we do something with the land across from clough?!	8/14/2021 2:23 PM
16	Protecting part of the Varney property located on Providence street just after Cemetery street	8/9/2021 6:19 PM
17	It's important to keep the small town feel and not over develop the town. There is a beauty and charm living in a small town with land that's not developed .	8/7/2021 10:01 PM
18	Unknown which properties are available. Perhaps the property across from Clough - Create recreation for children - splash pad, playground, skate park, etc.	8/5/2021 8:38 PM
19	I think the town has done a wonderful job of securing natural lands when they become available and then providing access for residents to use these spaces. This format seems to work well so as lands become available through open sale; the town should give real consideration to acquiring these spaces.	8/4/2021 9:39 AM
20	The big field across from miscoe The land behind clough The land around cahills Can we turn the car dealership back into a field? The land on George st The land around Daniels farmstead and the trustee land	8/4/2021 8:04 AM
21	I don't know off the top of my head	8/2/2021 2:54 PM

22	Farm lands along Hartford Ave and Rt 16	7/31/2021 10:14 AM
23	Protect ALL conservation land. Stop building. That's not why we moved to town 2 decades ago.	7/30/2021 9:38 PM
24	Top of the hill at the intersection of Rte 16	7/29/2021 5:52 PM
25	any undeveloped open land	7/29/2021 4:04 PM
26	Milford Street, across the street from the drive in	7/29/2021 10:11 AM
27	I don't have specific land, but I'd love to see a park/common for walking or farmers markets etc	7/29/2021 5:41 AM
28	The area of the youth baseball fields should really be developed. Good now, could be great.	7/28/2021 1:57 PM
29	The town has purchased plenty of property for conservation at this point in time over the years and more is not needed.	7/28/2021 8:27 AM
30	None known	7/28/2021 6:51 AM
31	Hastings St(rt 16) where the mini-golf and driving range are. It's nice to have a local place to go for a family outing. Grab an ice cream, or burger, play and have fun. We have no other location like it. So much could be done with it.	7/27/2021 10:28 PM
32	Nothing specific to offer. Just hard to vote no on that one	7/27/2021 9:00 PM
33	Varney's farm	7/27/2021 7:50 PM
34	More parks and public spaces	7/27/2021 4:17 PM
35	140 Cape Road area recreation. Blackstone Street area conservation.	7/27/2021 1:58 PM
36	I would love having sidewalks on the main roads (besides imperial) its so dangerous having to walk on the road with little to no space	7/27/2021 12:46 PM
37	Town Forest areas should be maintained but no new parcels of land should be purchased.	7/27/2021 11:32 AM
38	I'm not familiar with specific parcels but would support conservation efforts or recreational development.	7/27/2021 11:21 AM
39	Farmland and Wooded areas on Bellingham Street	7/27/2021 11:01 AM
40	I would not want the town to purchase anymore land for conservation. I would not mind spending money on upkeep of current property. The town needs to invest in more recreational use space. Athletic fields etc. The town needs to put mor money into these areas for maintenance and upkeep. The beach, the fields, etc.	7/27/2021 9:54 AM
41	Norman Rogers land is wet lands should not be built on further and should be protected, as the environment cannot be disturbed further. KHills field , not to be built on commercially but to be left for farming(which it has always been used for)	7/26/2021 6:52 PM
42	across from Clough, behind the police station and across from Miscoe would be wonderful for some type of recreation	7/26/2021 4:22 PM
43	The land behind Pond St and Crestview Dr.	7/26/2021 1:49 PM
44	Expand the Quisset Wildlife Management Area, increase conservation efforts all along north ave.	7/26/2021 7:24 AM
45	More town/community events for residents to enjoy. IE: Town beach, town forest and other open spaces. Similar to the town anniversary celebration, christmas party in town center	7/25/2021 3:48 PM
46	Mendon Rd	7/23/2021 7:56 PM

47	I am all for development of open space in a mindful manner that is potentially preserving some as conservation/recreational and bordering a well designed mixed-use development. I envision the land at the corner of North Ave + Rt 16 would be great to integrate this type of blended development that would present a beautiful visual gateway into our town if designed correctly, but while weaving in natural landscape and pathways into some functional stores/smaller 'in-town' residential space for the residents.	7/23/2021 6:08 AM
48	any farmland, natural wildlife habitats, or historic buildings in town	7/22/2021 11:11 PM
49	Land Surrounding Near, adjacent or surrounding Lake Nipmuc.	7/22/2021 11:11 PM
50	There is a large empty lot on the corner of North Ave and Hastings street. Developing that land would cause a lot of traffic issues. It would be best suited for conservation / recreation as opposed to building any type of commercial or residential structure.	7/22/2021 10:48 PM
51	I have no idea where the land is but I support the conservation efforts.	7/22/2021 2:59 PM
52	I don't know the town well enough to identify	7/22/2021 2:44 PM
53	Any land that was 20 acres or more once connected to a home should not be subdivided into a neighborhood without some consideration by the town	7/22/2021 1:18 PM
54	West Hill Dam	7/22/2021 11:29 AM
55	thornton street farm!	7/22/2021 11:24 AM
56	We need more sporting fields for our youth.	7/22/2021 11:12 AM
57	Spend money on Improving already existing Rec areas such as playground and town beach. Do not develop protected land for public/rec use.	7/22/2021 10:51 AM
58	Maybe Providence Street?	7/22/2021 10:49 AM

59	We have tons of protected land already. We need business infrastructure. We need walkable streets with sidewalks. a town community would be lovely	7/22/2021 10:03 AM
60	We need turf athletic fields that are owned by town for recreation. We need these badly for the kids and athletics.	7/22/2021 10:00 AM
61	None at the moment but should be on the lookout.	7/21/2021 10:41 AM
62	I'm not sure of exact locations, just pro-recreation areas	7/20/2021 8:47 PM
63	Open space/conservation Rt. 16 - "Taft Property" North Ave to across from Drive-In.	7/20/2021 12:47 PM
64	Keep the Mendon park and tennis courts and ball fields as such	7/20/2021 12:35 PM
65	Varney property	7/20/2021 11:35 AM
66	Parcel of land at the intersection of Hartford Ave and Hopedale street. Also the corner of Route 16 and Hartford ave	7/20/2021 6:55 AM
67	Vincent Farm, anything on North Avenue, Thayer Road	7/18/2021 9:05 AM
68	All conservation and recreation areas that are presently recognized as such.	7/16/2021 6:22 AM
69	I do not know of any specific parcels of land.	7/15/2021 8:01 PM
70	Taft orchid rt16	7/14/2021 7:28 AM
71	Inman Hill Quisset Rd Trail	7/13/2021 9:37 PM
72	Any and all parcels available for the town to acquire for conservation or recreation should be acquired. Any land currently held by the town should be kept by the town.	7/13/2021 8:14 PM
73	Not sure what areas are available.	7/13/2021 6:56 PM
74	Conserve the land by 16 and Main street. Update the town beach facilities, and add more sidewalks so it's more walking friendly town. There are very few places to walk and cross safely because of Rt. 16.	7/13/2021 8:36 AM
75	End of quissett rd	7/12/2021 10:57 PM
76	Any parcel for a multiple purpose turf athletic field.	7/12/2021 5:29 PM
77	The land at the traffic light, Rt 16 & North Avenue. A park with trees and other plantings to attract birds, butterflies, bees. Walking trails and benches.	7/11/2021 5:12 PM
78	parcel at the corner of rt 16 and North Ave is a perfect example, this should be a park or rented as a farm.	7/11/2021 9:26 AM

79	Mendon Town Forest	7/10/2021 10:48 PM
80	Need more facilities for kids and teens to go to on weekends. They need so, etching to do	7/10/2021 10:37 AM
81	The land across from Clough school should be used for overflow school parking, and also turned into a park.	7/10/2021 10:13 AM
82	Cormier and Meadowbrook Woods	7/10/2021 6:23 AM
83	Hartford Ave East between RT140 and Bellingham Town line	7/9/2021 11:29 PM
84	Adding conservation & recreational space to existing spaces to make contiguous is beneficial in general	7/9/2021 9:25 PM
85	As much land as possible. The builders are buying it all up. The animals are all in the neighborhoods. They have no where to go. The town will be too congested.	7/9/2021 5:15 PM
86	No specific properties in mind.	7/9/2021 11:23 AM
87	Rt16 and north ave.	7/9/2021 10:05 AM
88	Property behind 29 Asylum St, This has been turned down for a housing development, has 2 right of ways and connects to the walking trails.	7/8/2021 10:37 PM
89	The land at intersection of 16 and North Ave should be a beautiful place not for condos. It's first impression of Mendon as you come from Milford. Please do something beautiful there. A place for the community to gather. Recreation such as pickle ball should have a place in Mendon. We also need a fitness center in town. It would be great to have a cultural center where artists can show their work and gather. Art shows speakers etc.	7/8/2021 9:05 PM
90	The town is lacking recreational facilities that surrounding towns enjoy. We have zero turf fields. It wouldn't be a matter of finding new space - just enhance the spaces we currently have.	7/8/2021 11:19 AM
91	Not sure where it could go, but the town needs a multi sport turf field complex. All surrounding towns have then and it is a disadvantage for practices in soggy weather and hosting games in town.	7/8/2021 11:05 AM
92	Lands around bodies of water and wetlands, maybe a property on Lake Nipmuc to provide better facilities for the public.	7/7/2021 2:51 PM
93	Fino property Rt 16 and North Ave	7/6/2021 3:36 PM
94	Properties near North ave Rte 16 intersection	7/6/2021 1:49 PM
95	Parcels that are currently managed under land trusts or town-owned ought to remain so. Any farm land that would be subdivided should be encouraged to either remain as one parcel or purchased by the town and made into conservation/recreational used land.	7/6/2021 10:03 AM
96	Turtle habitat land adjacent to Meadow Brook Uplands, some owned by Phipps and Hawkes (not their farmland) More of the area on rt 16 east of North Street. town owns it, but it's not protected - nice to see hay fields. Don't want big commercial operation there.	7/5/2021 2:24 PM
97	Metacomet Land trust is perfect. As is the town forest	7/4/2021 2:37 PM
98	Playground and splash pad	7/4/2021 1:43 PM
99	No place particular in mind. Any land near streams and little ponds. I just feel if you don't protect those places they will disappear	7/4/2021 12:17 PM
100	Anything around the lake	7/4/2021 11:13 AM
101	Parcel by the traffic light. This is the gateway to our Town it should be made special.	7/4/2021 11:04 AM
102	We need more ball fields and recreational areas. Any land that would be easy to develop.	7/4/2021 10:13 AM

103	Existing space should be saved and less development of real estate and large new neighborhoods where we are clearing forest.	7/4/2021 7:09 AM
104	Any of the big lots for sale should be considered for alternative land use other than more on-family developments.	7/3/2021 9:49 PM
105	Taft Apple orchard	7/3/2021 7:01 PM
106	buy a parcel on the Charles River off Route 140 to give boating/fishing access	7/3/2021 6:36 PM
107	Town should aquire land for cemetery use. I am not sure what street has such land avaiable.	7/3/2021 6:13 PM
108	There are no parks in SE Mendon. There should be.	7/3/2021 2:14 PM
109	I am not sure what land we own but the town needs more athletic fields. We need a turf field. Most surrounding towns have them. Mendon lacks a community fell since there is no real downtown. The athletic fields we do have are not taken care of.	7/3/2021 10:49 AM
110	Inman and quissett hill area, the varney farm from bates street to providence rd I'd like to see all kept as conservation land there is alot of wildlife in the area. I think we need to stop cutting down our beautiful forests that are full of wildlife and turning them into solar fields. Put solar panels on top of existing buildings stop cutting down our trees.	7/3/2021 9:56 AM
111	The old orchard across from Clough school	7/3/2021 9:51 AM
112	All open space land available	7/3/2021 8:19 AM
113	The top of the hill at the intersection of rte 16 and Main	7/3/2021 8:11 AM
114	Save tax dollars... spend wisely. We are going into a recession and we should slow our growth to what the Economic environment is. Please stop spending our money	7/3/2021 7:54 AM
115	Any open space needs preserving.	7/3/2021 7:12 AM
116	the land/fields to the right of the new police station	7/2/2021 10:32 PM
117	The parcel of land where the circus is held	7/2/2021 7:19 PM

118	Possibly land corner of North Ave and Hopedale Street.	7/2/2021 5:21 PM
119	No specific area but if there is a need, I could support either recreational	7/2/2021 3:58 PM
120	no specifics to share	7/2/2021 3:46 PM
121	This is a difficult question to answer so I said no. Having lived here for less than 5 years although we lived in Milford for 30+ years before, I do not feel equipped to answer this effectively.	7/2/2021 2:53 PM
122	Property off Providence Street and King Phillip Path	7/2/2021 12:31 PM
123	Unk	7/2/2021 11:22 AM
124	The should slow the residential buildings and leave the land as is	7/2/2021 11:09 AM
125	Existing farms instead of selling to developers should offer to town first	7/2/2021 10:49 AM
126	I'm not sure to be honest	7/2/2021 9:15 AM
127	Unfortunately, I don't know what land is available	7/2/2021 7:43 AM
128	Not sure what town owns	7/2/2021 6:20 AM
129	The corner of Rte 16 and North Ave	7/1/2021 4:46 PM
130	Varney property	7/1/2021 3:24 PM
131	Rte 16 abutting North Ave	7/1/2021 12:33 PM
132	Not sure of specifics but eliminating these spaces would greatly impact the overall appeal of the town.	7/1/2021 5:18 AM
133	Any land that is not being used, keep it as open space	6/30/2021 8:21 PM
134	Big lot off of Butler Road. Conservation properties have been purchased mostly in one part of town close to certain homes that have raised eyebrows.	6/30/2021 7:47 PM

135 I'm new to town but aside from additional commercial growth (ie a town center) it would also be nice to have some local outdoor places to take the kids and/or dog, maybe have a picnic or play sports like the Mendon Parks Ballfields. Very nice. You can never have too much of that though.

6/30/2021 6:36 PM

136	Anything near the softball field at 29 Millville Road. We need another softball field.	6/30/2021 5:39 PM
137	idk	6/30/2021 5:35 PM
138	The corner of North Avenue & Rte 16, the open land on the east side of North Ave between Hopedale St. to the southern end of VanderSluis Farm much of which is behind the houses and the field on the east side of Washington Street owned by John Gannett if both parcels of land become available. The owner could be approached by the Land Use Committee.	6/30/2021 3:13 PM
139	Area across from Henry P Clough school on North Ave. Area is currently cleared...field	6/30/2021 11:33 AM
140	I am unaware of any particular parcels, but Anne Mazar and her committee have done a great job in finding appropriate parcels in the past. Let that group continue their work.	6/29/2021 6:35 PM
141	Plot across from Miscoe st on Hopedale St. could be a nice space for a community garden.	6/29/2021 4:58 PM
142	The town's character is defined by the open fields in locations like the Vincent property adjacent to the police station, the former Cahill farm, and the fields along North Ave. As more of these spaces are lost to housing divisions, the less distinctiveness and charm the town retains.	6/29/2021 4:26 PM
143	the lake	6/29/2021 4:14 PM
144	The Varney properties in the southeastern part of Mendon. The Vincent property in the center of town.	6/29/2021 3:55 PM
145	The parcel on the corner of North Avenue and 16	6/29/2021 3:18 PM
146	Could remodel the lot across from Clough as a public park.	6/29/2021 1:20 PM
147	Town forest	6/29/2021 11:49 AM
148	N/A	6/29/2021 11:10 AM
149	We need turf fields or complex for sports and or school use. We are one of the last towns and we do not have enough field space for all of the town sports teams.	6/29/2021 9:55 AM
150	The parks and soccer fields and the farm on Providence and area around the schools	6/29/2021 9:49 AM
151	Kiwanis Beach, and that park area. Mendon beach, and that park area	6/29/2021 9:48 AM
152	Near the soccer fields on Route 140	6/29/2021 9:23 AM
153	Any active farms that stop being used as active farms.	6/29/2021 9:01 AM
154	I have no specific parcels in mind	6/29/2021 7:25 AM
155	Protect all farm land and conservation land. Too many developments going up!	6/29/2021 6:38 AM
156	Mendon Driving Range, lot across from Drive-in	6/28/2021 10:45 PM
157	The corner of Hastings and north ave should stay as is. Kelly st should keep the hay fields and gardens	6/28/2021 7:36 PM
158	The large farm spaces on Bellingham Street and Providence road should stay open space.	6/28/2021 6:59 PM
159	Land behind senior center, Open farm land next to new police station (at end of Blackstone St), Open farm land along North Ave.	6/28/2021 6:23 PM
160	Field across from Clough (aka Fino property), fields where the former airport are (off Kelly Road), across from Miscoe (corner of North Ave and Freedom St), all of the land behind Maple Farm Sanctuary...that's all I can think of at the moment.	6/28/2021 5:18 PM
161	Some of the Fino property on Rt 16 and some of the Varney property on Bates, Bellingham, and Providence St	6/28/2021 12:55 PM

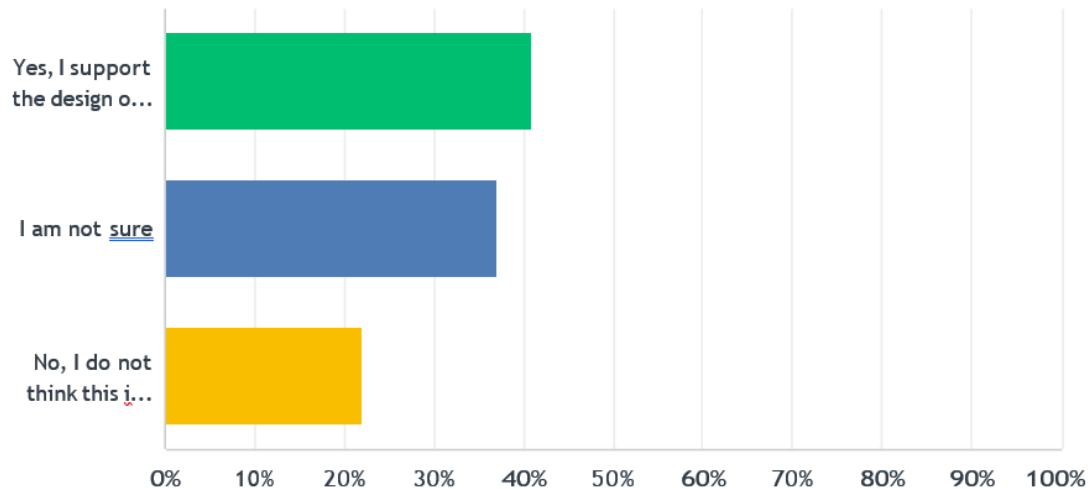
162	Mendon Town Forest	6/28/2021 11:13 AM
163	I don't know what's available, so I can't give any specifics.	6/28/2021 8:29 AM
164	I know of no specific parcels but I am in favor of land conservation	6/27/2021 8:56 PM
165	Side walls would be great. And a splash pad would be nice	6/27/2021 7:40 PM

166	Corner of North Avenue and 16. Vincent property.	6/27/2021 6:09 PM
167	All of the protected areas we have are precious, but the original Quaker areas on Providence Street, George Street and Gaskill Street are especially valuable.	6/27/2021 5:35 PM
168	Providence Street	6/27/2021 2:18 PM
169	Around Nipmuc and Northbridge Rd	6/27/2021 2:11 PM
170	the teens need safe space to gather	6/27/2021 11:20 AM
171	We should find a suitable plan for the land at north ave at the center of town that we do own. A gazebo or park or something for appearance at the front, and small historic looking residential in the back. I realize the town does not own the entire property, but if we come up with a suitable plan, we should consider purchasing the rest of it. It is after all, the center of Mendon, and what we put there should represent what our town is.	6/27/2021 11:09 AM
172	The land on North Avenue that abuts Hopedale street & Christmas Island should be protected.	6/27/2021 9:22 AM
173	Don't have a specific but it's also a good idea	6/26/2021 9:33 PM
174	Cormier woods, mendon town forest, asylum st towards fire tower	6/26/2021 9:13 PM
175	Old apple orchards along rt 16 any large parcel of current green space/ woods that may be left when older residents pass	6/26/2021 8:53 PM
176	No more lamb chop development. Reduce bright lights at night. We used to be able to see the stars in Mendon until auto dealerships ruined the night sky.	6/26/2021 8:08 PM
177	Along fire road at top of Miscoe Hill Road, behind Miscoe Hill School and land and trials abutting Upton Town Forrest. Pleasant st and park street, near Hawkes farm. Harvey TRasks land off TRasks RD off Hopedale street, Harvey gave it to the town and it would be best to keep it for conservation or recreational fields.	6/26/2021 6:46 PM
178	Not sure	6/26/2021 5:44 PM
179	Lands on Providence	6/26/2021 11:24 AM
180	no idea	6/26/2021 9:55 AM
181	We just moved here so I don't know specifics but preserving hike and bike areas would be great	6/26/2021 8:44 AM
182	I don't	6/26/2021 7:29 AM
183	Varney farm providence,Bellingham st	6/26/2021 7:20 AM
184	If ever up for sale or requests to develop are made, Hoods property on North Ave and maple farm sanctuary land should be protected along with the land the town secured years back for municipal purposes across the street from clough.	6/26/2021 6:27 AM
185	The parcel on the corner of North Ave and rte. 16	6/26/2021 5:43 AM
186	Northridge road-stop with all the new neighborhoods and cutting down trees in miscoe spring area, open spaces on north ave need to stay open-beautiful areas,	6/26/2021 4:38 AM
187	I'd prefer to use the school's land and/or fields before spending money on acquiring more recreational land. The Grover Field site, Colonial Drive, is dangerous!	6/25/2021 10:07 PM
188	I feel downtown should have the fire station located there with police station . More commercial business would be nice in downtown. Any way to have a park with sitting area and play area for families downtown with parking would be nice .	6/25/2021 9:39 PM
189	Due to the lack of sidewalks there should be safer places to walk and get exercise.	6/25/2021 9:34 PM

190	Town beach	6/25/2021 8:28 PM
191	Protect anything that you can! Keeping as much land protected for conservation and recreation will be essential to maintaining the small town appeal of Mendon and help to protect the natural ecosystems in the area!	6/25/2021 8:17 PM
192	I'm not able to identify a particular parcel of land, but preserving open green spaces will enhance the bucolic nature of the town.	6/25/2021 8:13 PM
193	Mendon Parks	6/25/2021 8:12 PM
194	All of Washington Street. Lot at the corner of North Ave and Rte 16 should be kept by the town in the event of future needs. Would be a great spot for a future school. Especially given proximity to Clough. Allowing that to be developed would be a massive mistake.	6/25/2021 7:53 PM
195	Nothing comes to mind	6/25/2021 7:36 PM
196	Tract off Providence bear Cemetery St	6/25/2021 6:27 PM
197	Land bordered by Blackstone Street, Lovell and Millville streets. Land bordered by rte 16, Thornton Street and Hartford Avenue West.	6/25/2021 6:20 PM
198	Top of Inman Hill Road, hiking trails behind	6/25/2021 6:19 PM
199	All land on both sides of Thornton st, Northbridge road, high numbers of Millville road. Keep this wooded areas	6/25/2021 5:49 PM
200	I wish we could do something like fields and recreation facilities on the town owned land across from the drive in.	6/25/2021 5:21 PM
201	There's land on Rt 16 by the lights, it would be really fun if we could have our own splash pad!	6/25/2021 5:18 PM
202	None	6/25/2021 4:50 PM
203	Land surrounding Lake Nipmuc- environmental impacts of development around the lake could have detrimental impacts to the water. Also could be great source of recreational draw for the Town.	6/25/2021 3:09 PM
204	unsure	6/25/2021 2:46 PM
205	Varney farm on Providence St	6/25/2021 2:42 PM
206	no more luxury housing, cutting down forests for McMansions to be built. Keep our town small and keep our wildlife protected everywhere we have land left.	6/25/2021 2:31 PM

Q19 Mendon has a bylaw where a developer of a subdivision may build smaller lots (and have shorter roads) on 45% of the land if they set aside 55% of the land as preserved public open space. Do you support this design?

Answered: 597 Skipped: 129



ANSWER CHOICES	RESPONSES	
Yes, I support the design of this bylaw	40.87%	244
I am not sure	37.19%	222
No, I do not think this is a good bylaw for the town	21.94%	131
TOTAL	59	

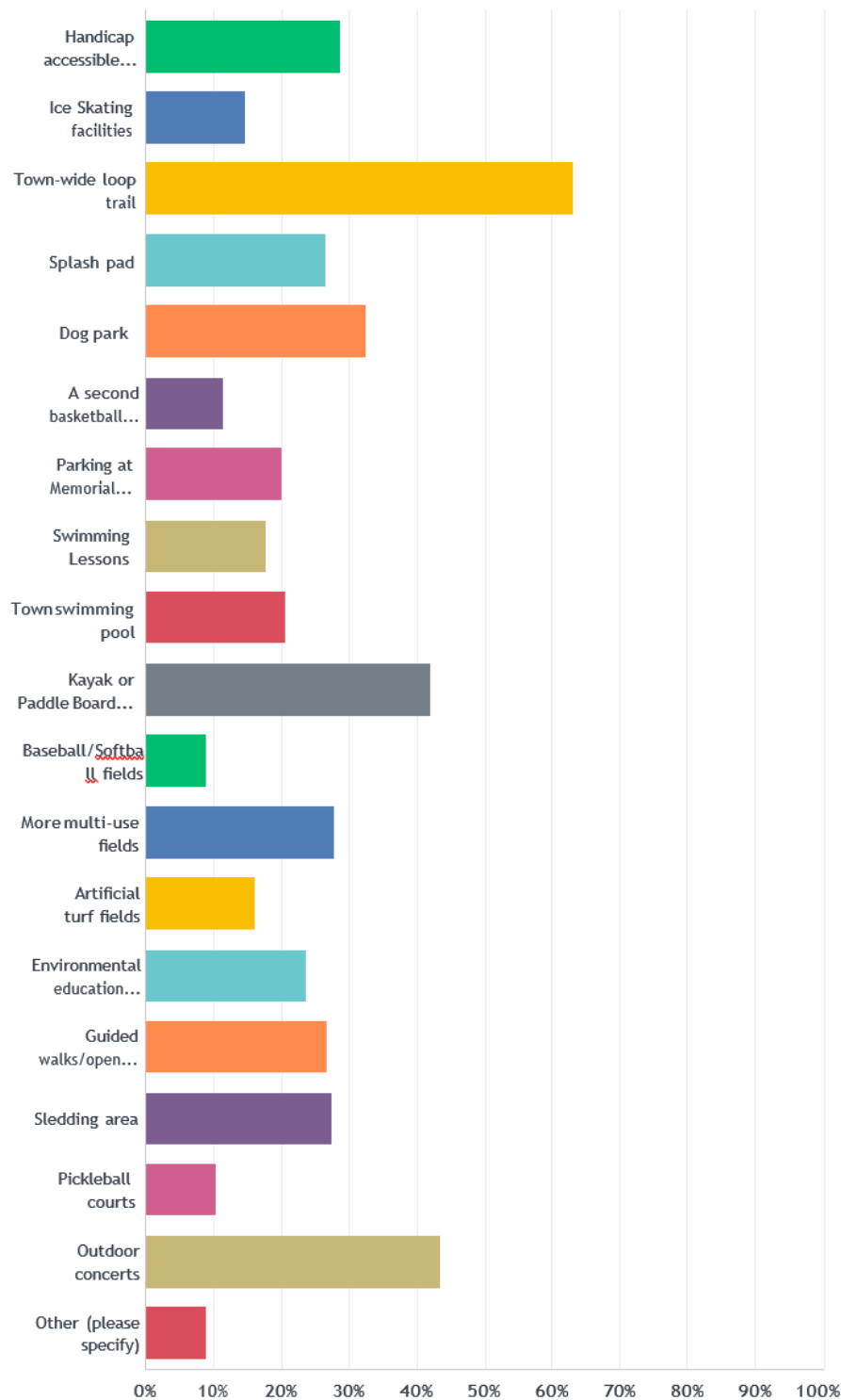
#	COMMENTS:	DATE
1	Sounds like a great way to preserve land but I would assume developers are not interested, so bad for business.	10/15/2021 11:14 AM
2	I am not sure, would like to understand and see additional visual representations	10/5/2021 9:26 AM
3	over 65+ housing would make a nice neighborhood if open space became park area	9/10/2021 2:02 PM
4	The land that is usually preserved is wet lands etc that builders cannot make money on.	7/28/2021 12:00 PM
5	Reverse to percentages as more land equals more income for the town. Open space does not bring more money to our town.	7/27/2021 11:43 AM
6	I don't want house in too if each other just to save on open space. It is not a good look	7/27/2021 10:02 AM
7	I have not seen this in any of the areas been done,	7/25/2021 5:04 PM
8	I would only say that there should be board oversight to the overall layout of the subdivision to avoid a cluster feel to the smaller lots.	7/23/2021 6:34 AM

9	How does the public know of and use the open space? Seems like a benefit for the developer but who maintains the property??	7/20/2021 12:57 PM
10	I think I would need an example with pictures or a more detailed description of what this entails. Sounds good? I was not aware of this bylaw. 7/13/2021 8:24 PM	
11	Who maintains the public space?	7/10/2021 10:53 PM
12	Builders will find some scumbag way to abuse it. I strongly oppose it.	7/10/2021 10:09 PM
13	Depends on what's considered a smaller lot! If they get too small then it will be lower income housing that won't support the public open spaces through their lack of contribution through taxes. P	7/10/2021 10:28 AM
14	We lived in this type of development, and the only one who benefits is the builder. The "preserved open space" is unbuildable, unusable swamp, and the houses are crammed together.	7/10/2021 10:20 AM
15	Public open space needs to be signed and designated as such or marked on a town map. If it is public open space it needs to be known and accessible	7/10/2021 9:10 AM
16	Need more information and examples of where this is done. Is this cluster housing? What is the plan for septic and water on small lots?	7/8/2021 9:17 PM
17	Bylaws are already complicated enough, creating additional loopholes for developers to circumvent the bylaws that the rest of the residents have to follow is troublesome.	7/8/2021 10:09 AM
18	Depends on the open space and what it can be used for and if it is accessible to all residents?	7/6/2021 4:21 PM
19	Depends on the parcel.	7/6/2021 1:33 PM
20	Keep the parcel as one lot. I do not like the idea of subdivision.	7/6/2021 10:09 AM
21	This is done to benefit the developers they crowd the house together and then usually leave the wetlands or undesirable parts alone which I rarely usable anyway	7/3/2021 10:03 AM
22	As long as the design does not drastically alter the landscape in a negative way & the open space rule is enforced. The Pond St development did not leave the required open space and there were no ramifications for the developer.	7/3/2021 9:58 AM
23	the town does not need more housing to be clustered	7/2/2021 1:09 PM
24	Devolpers seem to get to many zoning ammedments already (like less then 200' frontage)	7/2/2021 12:35 PM
25	I don't see additional developments as beneficial. We are already struggling with school budget. Adding more housing is not the solution.	7/2/2021 7:47 AM

26	The fact is every new house with school age children hurts the town as the property taxes do not cover the school costs. Need more commercial properties.	7/2/2021 7:43 AM
27	support it as long as it doesn't effect the efficiency of the septic system/leaching fields	6/30/2021 11:05 PM
28	If I can't build on a smaller lot, on shorter roads, no one else should it preserves the integrity of our bylaws	6/30/2021 8:27 PM
29	It lowers property values and taxes. If families move in we need the tax revenue from large lots.	6/30/2021 7:53 PM
30	Look at Rolling Meadow in Holliston...Cluster zoning. No	6/30/2021 6:46 PM
31	I think we need more smaller neighborhoods dedicated to affordable housing	6/30/2021 5:42 PM
32	My only concern is that we have no public water and sewer and is there a danger of wells and septic systems being overly close.	6/29/2021 6:45 PM
33	Need more information on how this works in practice. I like the idea of preserving green space and public land, but think this bylaw could harm smaller developers and the potential for more small businesses.	6/29/2021 5:14 PM
34	we don't want closely spaced homes	6/29/2021 11:15 AM
35	This town is getting overdeveloped. These quickly constructed homes are going to be a mess 20 years from now.	6/29/2021 10:21 AM
36	Need to worry about the # of kids this will bring as the school already costs to much	6/29/2021 9:28 AM
37	great bylaw 6/28/2021 11:52 AM	
38	I'd like more information about places this is implemented; impact of a more dense population, etc.	6/28/2021 9:57 AM
39	Density is not necessarily good design; a bylaw is not the correct mechanism. The ZBA should be the interpreter of such proposals.	6/27/2021 5:43 PM
40	Didn't know this existed and not sure I understand pros & cons	6/27/2021 2:35 PM
41	Keep a cap on the subdivisions and have more open space	6/27/2021 8:42 AM
42	We should do everything we can to stop development pf forest land.	6/26/2021 8:13 PM
43	going into a subdivision that I do not reside in, does not feel like a public open space	6/26/2021 2:58 PM
44	N/a	6/25/2021 8:11 PM
45	All developers should be REQUIRED to set aside public space. In other towns many developers are required to build parks etc.	6/25/2021 8:00 PM
46	I would have to get a better understanding of the by-law I don't support houses being built on top of one another	6/25/2021 7:58 PM
47	I hate when they cut down so many trees for houses people can't afford	6/25/2021 5:52 PM
48	This is only good if the land is useful.	6/25/2021 2:46 PM

Q20 Which of the following recreation facilities and activities are most needed to improve Mendon's parks? Please pick your top 5.

Answered: 587 Skipped: 139



ANSWER CHOICES	RESPONSES	
Handicap accessible trails	28.79%	
Ice Skating facilities	14.65%	
Town-wide loop trail	63.03%	
Splash pad	26.58%	
Dog park	32.71%	
A second basketball court	11.41%	
Parking at Memorial Field/Veteran's Field complex	20.10%	
Swimming Lessons	17.72%	
Town swimming pool	20.61%	
Kayak or Paddle Board rentals	42.08%	
Baseball/Softball fields	8.86%	
More multi-use fields	27.94%	
Artificial turf fields	16.18%	
Environmental education programs	23.68%	
Guided walks/open space events	26.92%	
Sledding area	27.60%	
Pickleball courts	10.39%	
Outdoor concerts	43.44%	
Other (please specify)	9.03%	53

Total Respondents: 587

#	OTHER (PLEASE SPECIFY)	DATE
1	art/cultural	9/10/2021 4:04 PM
2	We are not a city! Take a walk!	9/10/2021 1:44 PM
3	We live in "Mendon" a rural town. We have a lake, woodland parks, get out go for a walk, its free	9/10/2021 12:11 PM
4	Fix up town beach	8/14/2021 2:30 PM
5	Nipmuc HS does not have adequate field space and this needs to be addressed. It may be time to consider turf for the existing soccer/football and the field hockey field which will better handle the excessive use these field spaces are experiencing.	8/4/2021 9:53 AM
6	Track	8/1/2021 6:40 PM
7	Side walks along George St and Neck Hill Road	7/31/2021 10:22 AM
8	Dog	7/28/2021 8:51 PM
9	Playgrounds	7/28/2021 12:27 PM
10	No more parking is needed but existing parking by fields needs to be repaired and improved.	7/27/2021 10:39 PM
11	Access to lake Nipmuc	7/27/2021 7:56 PM
12	Grocery store	7/27/2021 6:46 PM
13	Sidewalks to promote walking!	7/27/2021 11:23 AM
14	The town needs to put more money in to our current fields before expanding. We have nice baseball/softball fields now. When. We don't have the volunteers, the fields suffer.	7/27/2021 10:02 AM
15	Town beach: more events, more lessons, expanded hours, leave gate open off season for use at own risk by residents.	7/25/2021 3:52 PM
16	-Memorial field parking needs to be improved at a minimum	7/23/2021 6:34 AM
17	how about maintain the baseball fields we do have.	7/22/2021 2:36 PM
18	Tennis court	7/22/2021 11:40 AM
19	Town wide rail trail would be AMAZING!!	7/22/2021 10:39 AM
20	Bike trail bike trail bike trail	7/13/2021 8:24 PM
21	More gardens	7/11/2021 9:39 AM
22	Fix parking at memorial	7/9/2021 5:19 PM
23	Uxbridge has a dog park not too far away. Don't need that. Could use town beach for ice skating. Use the building there for winter activities	7/8/2021 9:17 PM
24	Keep the same	7/8/2021 5:19 AM
25	Lights at baseball and softball fields, irrigation on teatraul field.	7/7/2021 8:22 AM
26	Bike trails	7/5/2021 5:56 PM
27	We must get a turf field and take better care of the fields we have. It's embarrassing - especially Miscoe fields.	7/3/2021 10:53 AM

28	None of those we have Adequate amenities we need to lower taxes so families can afford to live here	7/3/2021 10:03 AM
29	We have what we need	7/3/2021 7:58 AM
30	Tennis ladder for residents to sign up and play according to their availability	7/2/2021 3:03 PM
31	Bike Path	7/2/2021 2:32 PM
32	Improve parking lots	7/1/2021 3:29 PM
33	Expand/improve pond access or beach area	6/30/2021 6:48 PM
34	Better maintain tennis courts	6/29/2021 5:14 PM
35	Fix the tennis courts	6/29/2021 4:17 PM
36	Upgrade and better maintain current courts, fields, equipment.	6/29/2021 11:27 AM
37	nothing else	6/29/2021 11:15 AM
38	Outdoor exercise equipment.	6/29/2021 10:21 AM
39	Fix that awful fence at the "Town Gem" of a beach. If it's such a favorite spot for families and kids , why not make it look a little more inviting and less like a run down prison? I'd donate time AND money to help....	6/28/2021 9:52 PM
40	Bike trails	6/28/2021 5:34 PM
41	A real track	6/27/2021 3:52 PM
42	We need a town common (other than founder's park which has no parking). A place for the community to come together for concerts, fall festivals, and that has benches and gazebos to hang out in. It feels like there is not one space where the whole community can gather to celebrate.	6/27/2021 10:18 AM
43	Give me all the things. This town needs more things to do. Make people want to move here	6/26/2021 9:36 PM
44	Art space! An artists retreat.	6/26/2021 3:44 PM
45	Hiking Trails, maintained, marked, promoted	6/26/2021 2:58 PM
46	Sidewalks and poison ivy removal	6/26/2021 7:54 AM
47	Accessible public area on the lake for both summer and winter activities, such as skating and kayak rentals, fishing etc. also, the bathrooms as the beach need a complete renovation.	6/26/2021 6:36 AM
48	Parking at the park needs to be paved.	6/26/2021 4:42 AM
49	Fix parking lot at baseball field, bike trails	6/25/2021 10:23 PM
50	More recreational programs for kids. Mendon's offerings are abysmal. Medway has a great program we should aspire to.	6/25/2021 8:00 PM
51	Town beach is important	6/25/2021 7:49 PM
52	Outdoor track	6/25/2021 6:22 PM
53	tennis courts/pickle ball	6/25/2021 3:09 PM

Q27 Do you have any other comments about housing, land use, economic development, or open space and recreation in Mendon? Please write any comments here:

Answered: 148 Skipped: 578

#	RESPONSES	DATE
1	Artificial turf is needed for the growth of sports in town due to weather and extensive field use. 3 youth sports organization were added over past 10 years. (Lax, football, field hockey) - no fields were added to house these new additions	10/15/2021 11:18 AM
2	The tax base for commercial buildings and businesses should increase & be different than residential & taxes for elderly who still own their homes should be decreased.	9/10/2021 3:56 PM
3	Giants now, water/sewer in commercial areas, apply for state & federal 100%, Bellingham runs on town wells, Mendon could do for commercial areas, Mendon has high water table	9/10/2021 2:05 PM
4	I am sorely disappointed in what has become of Mendon.	9/10/2021 1:46 PM
5	Housing seniors would be willing to move too, maybe sell existing home	9/10/2021 11:58 AM
6	I love Mendon but would really like to see the town get spruced up: buildings, parks, traffic islands etc	9/10/2021 11:49 AM
7	The land across from Clough seems like a great location however the intersection there can't handle more traffic	8/14/2021 3:33 PM
8	Mendon is a historic district with a rural feel that residents enjoy. Property values continue to hold steady. Tactical growth and management is needed to protect this rural feel while also managing the traffic through the community on Route 140, Route 16, Hartford ave and Providence Rd. The open space from North Ave to Hopedale along Route 16 is critical to the towns future and needs attention to how it is developed. That said, this has been the case for 20 years now without any productive steps being taken. The town needs to explore national infrastructure money to resolve traffic flow and road conditions should this national plan come to fruition.	8/4/2021 10:05 AM
9	Our most immediate concern is the incredible increase in speeding in town, including the Center, Hartford Avenue, and Bellingham. Further, the taxes are a burden to staying in Mendon for seniors/retirees especially.	8/2/2021 8:10 AM
10	N/a	8/1/2021 6:44 PM
11	Mendon needs a walking and bike trail. Also a nice new urban down town with nice shops and restaurants. Also needs side walks on all streets leading to down town. Fix all roads and also build a new park with splash pad and more sports fields.	7/31/2021 9:24 PM
12	Do not turn Mendon into Milford, Bellingham or Franklin.	7/31/2021 10:26 AM
13	There are more sidewalks needed, especially on Hartford Avenue East.	7/30/2021 9:48 PM
14	Middle-income, young professional, affordable housing should be encouraged.	7/30/2021 7:43 PM
15	We own a baseball facility that we have been trying to move to Mendon for some time now but just cannot find land or a building that can accommodate! We would love to bring the business to our hometown!	7/29/2021 5:59 PM
16	We need to add lights to the fields to allow kids to play later, which could support more businesses late and allow for more fans to come to games. We desperately need a mixed use turf field at Nipmuc for football/soccer/etc!	7/28/2021 2:04 PM

17	None		7/28/2021 6:57 AM
	18	Mendon should be kept as historically beautiful as possible and retain its farming heritage and 7/27/2021 10:54 PM	
		history.	
19		Sidewalks and street lights would provide much needed safety for heavily driven roads like Washington St. Walkers and cyclists risk their lives on this road where people routinely drive 50mph without a thought.	7/27/2021 10:49 PM
20		Grocery store	7/27/2021 6:48 PM
21		It would be nice to add sidewalks to those areas where people are cutting through those neighborhoods. They make it very dangerous.	7/27/2021 1:12 PM
22		Sewer services need to be looked at around the lake nipmuc area to help keep the lake cleaner. When looking into housing for the elderly it must be 55 and older housing. We cant afford to have more kids in our school system. We need more business to help with high taxes.	7/27/2021 12:42 PM
23		Should expand commerical presence to increase commercial tax base to fund town needs (schools, recreation, etc).	7/27/2021 11:26 AM
24		Please begin attracting businesses to fill up the underutilized space in Mendon center and route 16- this would create a stronger foundation for our town's future economic growth and take some responsibility away from residential tax payers. Also, bring back the Mendon Trolley for our historic town- I loved it as a kid and I believe it's a great educational resource for our youth as well as an aspect that attracts tourists.	7/27/2021 11:10 AM
25		Sidewalks (George St, Blackstone St, Neck Hill Rd, Washington St...) are a must!	7/27/2021 8:34 AM

26	Adding more homes is not development in a town that rejects school budgets. Increase tax base and reduce reliance on residents for extra town revenue.	7/26/2021 11:45 PM
27	Do not disturb Mendon's farm lands and wet lands. It is what brings beauty to this town, the fields do not need to be built on.	7/26/2021 6:59 PM
28	I would like to see minimal change and maintain the quiet nature of the town.	7/26/2021 2:00 PM
29	The creation of solar panel fields is highly counterintuitive. Cutting down large swathes of forests (that capture sunlight, make oxygen, provide food, etc.) to make room for fields of solar panels will not help "fight" climate change or hinder the human footprint in the town. Solar panels should be installed on roofs, over paved parking lots, and other places that do not sacrifice public space for commercial energy production. Thank you.	7/26/2021 7:35 AM
30	Keep Mendon a small town with a rural feel. Increase recreational ability and events. Keep low income, large condos, apartments and non single family development to a minimum as this will burden our schools, use more taxpayer funds than given. Keep commercial/industrial use away from residential areas.	7/25/2021 3:58 PM
31	As a relatively new member to Mendon I can say that I do love Mendon. I think as a location it is great. My taxes suck but not all the town's fault (more the state). Mendon is stuck in the past and that should change. Things like the town center turning into a place with restaurants and shops spilling onto walk ways i.e. a public place to go and spend money would be good. I think Mendon has put way too much importance on preserving the past at the cost of the future. I do think one of our more untapped resources is our natural lands. Mendon Town forest is amazing, with a little more upkeep and a brewery near by it we could drive a lot of mountain bikers to the town to ride, eat, and drink. That kind of thing. Let's make our outdoor areas first class and attract out of towners to come spend money. Fishing the lake, boat rentals, that sort as well. Anyways, I love it here, I do wish I had just a few more good places to go in town, when I want a night out I leave Mendon and that's said.	7/23/2021 7:11 AM
32	Consider other industries besides industrial and person to person services. Create incentives to draw tech workers and possible data centers that Boston doesn't have the space for but needs to be in proximity to. Also do it in a way that preserves and maintains the natural resources and beauty of the town. The crown jewel of this town is Lake Nipmuc and what threatens it is the out dated weak infrastructure surrounding it. The town is beautiful now make it easy to live in by having a sustainable modern infrastructure and you will attract prosperity.	7/22/2021 11:37 PM
33	the branding of Mendon as a "small town" when one entity has commercialized half of it has never sat right with me. it's a wonderful small town but I think historical preservation and affordable housing are more important than car dealerships and grocery stores.	7/22/2021 11:21 PM

34	The town is generally disconnected except by car - more sidewalks connecting neighborhoods and safe bike space would allow the community to grow.	7/22/2021 10:01 PM
35	There is a way to maintain the "small town feel" while still increasing services available to the residents. I'd live to see more restaurants and a small, locally-owned grocery store and other small retail shops. I would love to not have to leave Mendon every time I needed to run an errand. I also would like to see our school system benefit more from any tax income as it appears the schools are the first to see cuts in staff and resources. With all of the young families in town and moving into town, that should be a priority.	7/22/2021 5:07 PM
36	By-laws that are in place to protect residents from these incoming industrial or commercial properties should be upheld. If the town wants more industry, it shouldn't negatively impact any residents in the process.	7/22/2021 4:52 PM
37	There should be lower limits on the number of homes allowed to be built within a calendar year and require larger lots for homes.	7/22/2021 2:14 PM
38	Add lights on major roads its dark	7/22/2021 11:43 AM
39	Can we not let Meehan run the town? if we change the tax structure, everything will workout.	7/22/2021 11:31 AM
40	I think the land use should be used for state of art fields for our sport teams. Right now it is embarrassing.	7/22/2021 11:17 AM
41	Sewer to the town would be a huge asset.	7/22/2021 10:42 AM
42	We need more commercial taxes coming into the town to fund our schools. The more high end houses that are built indicates to the state that we can afford higher taxes to support the schools. Clearly people don't want that so we need to counter that in some way. Additional businesses is the answer! We cannot have all high end houses and no businesses AND lower taxes. It doesn't work that way. Thanks for considering my input and understanding that the town development plan is a key factor in supporting the wholistic support of the town!	7/22/2021 10:25 AM
43	Keep Mendon a small residential community but I think we can attract more small business with the right approach. Do not start adding section B housing or apartments.	7/22/2021 10:06 AM
44	Fix the roads!!! They're horrible! Neck hill road is one gigantic pit hole! Shame how Mendon is full of holes. It's like driving through a mine field. Hopedale section is nicely paved and then you drive on horrible Mendon road.	7/21/2021 9:44 PM
45	N/a	7/20/2021 8:17 PM
46	We need our own high school	7/20/2021 6:21 PM
47	Look at other towns as models - Woodstock, VT is a great example of rural setting with strict zoning laws to preserve historical character but maintain commercial viability.	7/20/2021 3:17 PM
48	Mendon needs to get rid of the right to farm in all areas of the town. Some areas should stay farm eligible but other predominantly residential neighborhoods like the blueberry estates is no place for farm animals or farming. No one here signed up to live on a farm and shouldn't have to deal with farm animals bothering them while at home.	7/20/2021 12:40 PM
49	Couldn't be more disappointed in the way the town handled the last two overrides and I was a yes vote	7/19/2021 6:58 AM
50	I think the town needs to keep closer eye on Mr. Meehan. It is alarming to see how much property he has acquired in Mendon. He is ruining the small town character.	7/18/2021 9:12 AM
51	No	7/16/2021 4:42 AM
52	The town would greatly benefit from more recreation space and paved paths for walking and bicycling that are not open to hunting.	7/13/2021 8:29 PM

53	We are in need of Senior housing with two bedrooms, we could use more than one Senior housing!!	7/13/2021 7:18 PM
54	Need for multi-purpose turf field complex	7/12/2021 5:46 PM
55	No suggestions. I just love living here.	7/12/2021 8:55 AM
56	Need more affordable housing, smaller homes. Stand up to the big-pocket developers who	7/11/2021 5:50 PM
have too much control and don't act in the best interest of the town and its residents.		
57	I just moved to Mendon and purchased a home, but I am unsure how long I will live here, the traffic on 16 is really bad. It is fast and loud and the trucks are not routed around the town center. Everyone is very nice, but the town feels like it has prioritized the car dealerships and industrial parks. I love the little old farms on North Ave and Main St, but the traffic whizzes by at such a rate that they are difficult to enjoy. I hope the open land and mini farms get preserved. The bank on the corner of 16 and North has so many lights on the building at night you feel like you are in a shopping district. Lights and illuminated signage should be addressed. I work in Dover, MA and you can really see the difference where the quality of life for residents is put first. Mendon could be a charming town where the property values go up and grow the tax base -- however, it has to curb traffic and high speed driving, light pollution, and green space loss. The positives are the historic buildings, the friendly people, the cleanliness, the nice little businesses. I think the town will benefit more financially from increasing the desirability of it as a residential area with growing property values than by relying on large retail or light/moderate industrial -- these folks usually require more services and expensive infrastructure and ask for tax breaks. Traffic enforcement and speed limit reduction would be a great first step.	7/11/2021 9:57 AM
58	More sidewalks. It's too dangerous to walk on most roads without a side walk. Most kids don't ride bikes anymore because it's too dangerous.	7/11/2021 9:46 AM
59	Blessing Barn, Muffin House, Imperial Gas, and the Drive In are staples of the community and one of the main bright spots to living here. Their charm and uniqueness are important to uphold. Ideally a sidewalk that continues along 16 or walking trails would be nice. More attention to parks and recreation.	7/10/2021 10:25 AM

60	We have an existing light pollution problem with Imperial Cars and people turning on outside lights at night. We used to be able to see the stars at night!!!! Turn the lights off and get motion activated lights.	7/10/2021 5:59 AM
61	Stop drooling over Hartford Ave East for Highway zoning. This is a town road, not a State Route or a Highway. Focus on RT16 and get your master plan in place there first before Mendon looks at other non RT16 & RT140 commercial/industrial zoning plans.	7/9/2021 11:48 PM
62	We could use a market and sidewalks	7/8/2021 1:22 PM
63	Mendon is a wonderful town. I believe we can still have the small town charm that residents desire AND have more business in town. We have room on 140 and room on 16 to expand and attract business. I understand it will increase the traffic but there is traffic everyone you go. The other issue with the town is the lack of a turf field in town. Towns like Northbridge have a great field with lights where they attract the people of the town for sporting events, etc. It's also a revenue stream for towns and an opportunity for businesses to advertise.	7/8/2021 11:37 AM
64	Park landscaping improvement, drainage, signage, parking	7/6/2021 3:44 PM
65	We need more infrastructure to support businesses, we need a grocery store and pharmacy and would love to see a better town center area where people can gather and get lunch and we need sidewalks. We also need to keep the quaint charm similar to what Medfield and medway have done with new businesses- no neon signs, etc.	7/6/2021 11:12 AM
66	No low income housing	7/5/2021 10:40 PM
67	We need to build more affordable homes for first time home owner or down sizing	7/4/2021 12:41 PM
68	We can still maintain small town feel while attracting businesses to diversify our tax base, which is much needed as state pushes more tax burden to town.	7/3/2021 10:04 PM
69	Answered this one in a previous question. New cem.	7/3/2021 6:29 PM
70	No Low Income Housing	7/3/2021 1:46 PM
71	Keep Mendon the small town that it is no multi family units. There are plenty of a budding towns that allow multi family units we don't need to do it here. And stop increasing our taxes it is becoming unaffordable.	7/3/2021 10:09 AM
72	Businesses need to be taxed he same as residents or at least at the same way the town placed an additional tax on restaurants. I would love to see more business but they also need to contribute more to our budget.	7/3/2021 10:04 AM

73	We need to figure out how to pay for what we just spent with the new buildings. After we pay for that and have a surplus then we decide on future growth opportunities	7/3/2021 8:04 AM
74	Perhaps there could be programs collaborating between the school system and recreation. Many vocational schools offer a limited restaurant for those who go into culinary or hospitality. Perhaps there could be something with our high school that mixes the community with the school. If so many people don't believe in a social contract where we support the school system, perhaps we can give them a visual reminder of their return on investment for society.	7/3/2021 6:23 AM
75	The town should look to expand some commercial / industrial tax base. However, it's imperative that the town doesn't lose it's identity as a small town. I grew up in Franklin and I witnessed the town lose it's charm due to over development. I caution mendon in that respect.	7/2/2021 7:30 PM
76	As mentioned earlier in this survey, the size and nature of the town is why we moved here. Although growth / revenue is needed, having a committee that genuinely cares about Mendon and it's future is vitally important to research and develop plans for growth.	7/2/2021 3:12 PM
77	let's keep the small town feel most of us enjoy	7/2/2021 1:15 PM
78	No	7/2/2021 11:58 AM
79	No ,I would leave Mendon the first chance I got Hartford ave east is a thorough fare for every dump truck and large construction vehicle known to mankind	7/2/2021 10:59 AM
80	Start taxing businesses more, they should not be paying residential rates. Stop letting developers come in and do whatever they want and ignoring the by-laws. They are there to protect homeowners.	7/2/2021 8:43 AM
81	Need commercial property. Shouldn't have wasted investment on the poorly executed library. The gift barn could have been a great restaurant/brewery. Most do not realize, but the Mendon town forest is a destination for mountain bike riders. People travel specifically for this trails. These people spend money on food and drinks after rides. Expansion of trail systems on other properties could help draw more.	7/2/2021 7:52 AM
82	Adding extra housing is detrimental to the town's underlying water source which supplies our wells. Additionally, the school system can't handle it.	7/2/2021 7:50 AM
83	We do not have public water or sewer. Would like to see the schools properly funded without the need to consistently rely on overrides to do so. The schools are a strength for this town. Obviously, we wish that the strip club never sees the light of day.	7/2/2021 6:31 AM
84	Is the lack of public sewer and public water a top deterrent for new businesses to come to town?	7/2/2021 6:23 AM
85	I have lived here my whole life and I understand change needs to happen but it would be nice if the changes would keep the small-quant feel that the little town of Mendon has.	7/1/2021 11:20 PM
86	Improve Hartford Ave east, road too narrow, sharp curves, too much traffic going too fast, reroute heavy truck use	7/1/2021 8:31 AM
87	Water and sewer has been used as an excuse to not have business come to town. Please get over it and look at businesses that don't need a lot of water..	6/30/2021 7:59 PM
88	Need more softball fields. Also need to slow the rate of new housing development. And need to find ways to reduce traffic, especially slow truck traffic.	6/30/2021 5:46 PM
89	I won't matter what bylaws are written or how land is allocated. Mendon's Planning Board ignores those in existence which are supposed to protect Residential Districts from commercial/industrial encroachment. and, with two exceptions, the ZBA has granted every variance which has come before it in the last few years.	6/30/2021 3:49 PM
90	I wish Mendon would bring natural gas down along North Ave.	6/30/2021 12:05 AM

91	Supply Natural gas to North Ave	6/30/2021 12:03 AM
92	Commercial Development of the Fino Property on Route 16 needs to be Priority #1, followed by Mendon Center. More needs to be done to ensure we are attracting commercial businesses in these areas to expand the tax base	6/29/2021 8:29 PM
93	Development already exceeds what our transportation infrastructure can handle with ease. Hartford Ave East, North Ave, and Rte 16 are heavily travelled most of the day. Backups remind me of Los Angeles traffic except everything is marked for 1 lane each direction. At a minimum, turn lanes are needed at "the light". A turn arrow would be great too.	6/29/2021 6:56 PM
94	I would like to see Mendon invest in small and independent businesses from people in town that will benefit the community. I do not think existing developments have achieved bringing the town forward ie. Strip club, marijuana and the auto mile. I hope future developments will be mechanisms for community building ie. Restaurants, breweries, etc.	6/29/2021 5:21 PM
95	No low income housing.	6/29/2021 4:48 PM
96	Keep mendon small. Small town small problems	6/29/2021 2:51 PM
97	expand residential rural zones to allow for any type of home occupation small business to be developed alongside with limits on number of employees that don't reside at the residence.	6/29/2021 11:56 AM
98	Leave the town the way it is!!! We are losing the hometown feel. No more commercialized businesses	6/29/2021 8:00 AM
99	Enhance existing businesses and their properties. No need to destroy what Mendon has remaining of the "small town feel". Tax businesses more than residents. And for goodness sake... no means no	6/28/2021 10:07 PM
100	I thought there was a good plan several years ago for developing Taft Orchard. A few residents stood up and stopped it from happening, though there was potential for that to be mixed-use or commercial. These are the same people who vote against overrides, complain about taxes being thrust onto residents, and have little knowledge of the State's declining support for communities like ours. Perhaps it is time to think of alternative ways to get these endeavors to be supported.	6/28/2021 7:25 PM
101	Sidewalk connecting Jewell crossing and locust hill. For safety	6/28/2021 7:00 PM

102	I feel like all the "undesirable" businesses who are trying to come to town (adult entertainment, pot shop, etc) - the residents are fighting so hard to not allow it. I think better education of the process and what the town would gain from commercial industry would be wonderful.	6/28/2021 6:41 PM
103	This town badly needs sidewalks and bike trails. It's really not walkable at all. Small businesses would so much better if people could get to them more easily. All the residential development has create tons of traffic and related issues (noise, speeding, etc.). Taking a left into the Imperial Plaza (Muffin House, Subway, Nail Salon...Dunkin Donuts etc.) is crazy dangerous... Ways to improve traffic would be much appreciated. AND yes, we need a small grocery store (small and local, similar to the former Colella's in Hopkinton). We could use a free nice outdoor bars. Just look at how well Vanderwalk's does with their wine slushy nights! People love it as there's nowhere in town to gather, have drinks and enjoy the outdoors. The town parks and beach could be greatly improved (underused pavillion, nonexistent landscaping, rocky and lumpy parking areas near the basketball court and softball fields, etc.). Annual town	6/28/2021 5:48 PM
104	More sidewalks along Northbridge St.	6/28/2021 4:12 PM
105	I wish to thank those involved in this process. Hopefully this effort will be successful. Our future depends on it.	6/28/2021 1:01 PM
106	Would like to see land at intersection of Route 16 and North Ave made use of.	6/28/2021 12:45 PM
107	Need more oversight on commercial properties. Keep dirty business out (Dumpsters, dirty land fill, chemicals) the town.	6/28/2021 12:31 PM
108	We cannot sustain the rural experience of Mendon and survive on the budget we have now. We must invest in the future of the town by taking the steps needed (water/sewer, commercial districts) to attract more business to town. Mendon's small-town beauty doesn't pay the bills for our population to flourish. Time for us to invest in our future.	6/28/2021 10:01 AM
109	More sidewalks are needed!	6/27/2021 7:46 PM
110	I love Mendon!	6/27/2021 5:45 PM
111	Leave it alone	6/27/2021 2:25 PM
112	Sidewalks and splashpad!	6/27/2021 1:48 PM
113	We need bike and pedestrian paths to connect residential areas to the town center. All cul-de-	6/27/2021 1:23 PM

sac and loop neighborhoods should have bike/pedestrian paths or easements for future paths out the back of the neighborhood. Imagine more kids walking/biking to schools and to the town center rather than every trip requiring a car.

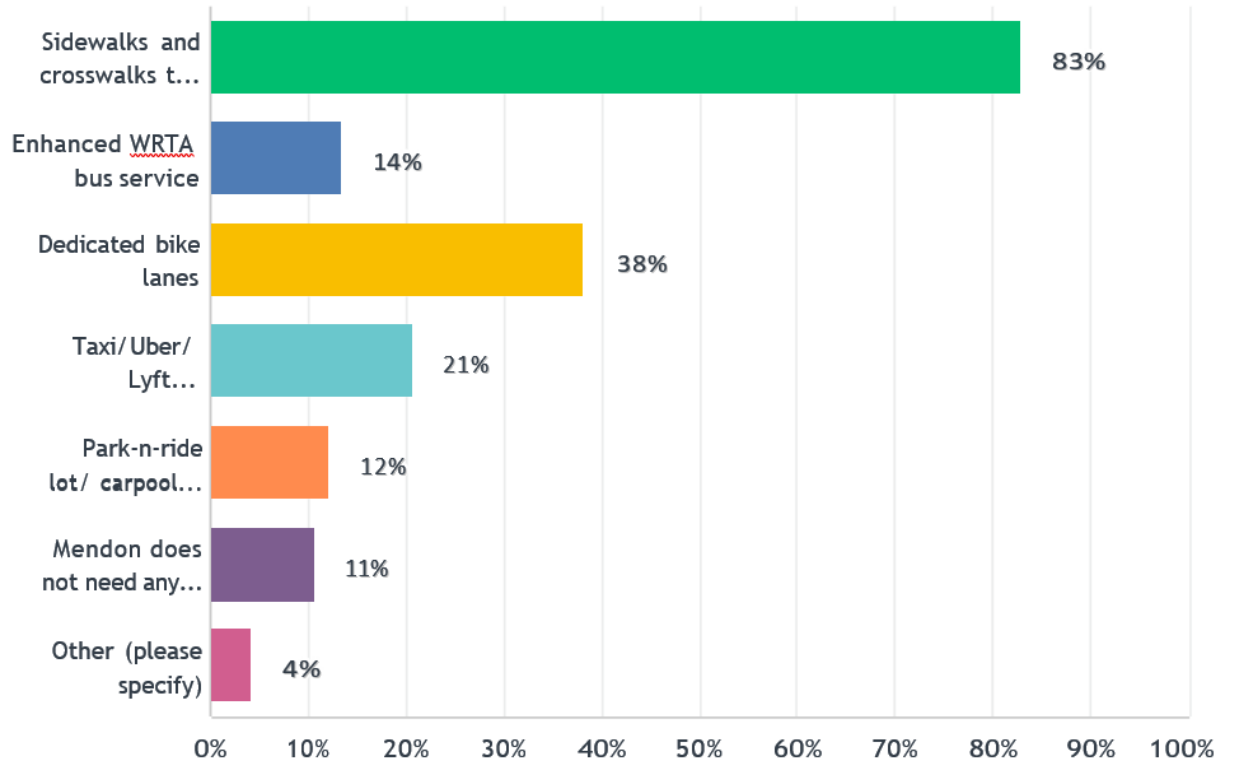
114	Whatever is built in Mendon should conform to an historical exterior appearance. For instance, that visual magnetics building at hastings & emerson does not represent what Mendon should look like.	6/27/2021 11:29 AM
115	Mendon is a beautiful bedroom town. However, there needs to be more industrial/commercial businesses to help with the nonstop tax increases. I also find that I am driving 15 minutes to get daily necessities. It's too much. Our town needs an area with a grocery store (not a small no-name expensive one), pharmacy, clothing store, sport supplies, pet supplies, etc. Just one plaza is all it will take. I come from Sturbridge which is another historic town. What they have gotten right is letting that type of plaza in. They still have maintained a beautiful historic feel in the center of town but residents are self- sufficient and spending their money in town. They placed the plaza so secluded that I didn't even know it existed until after I moved there and it was a 2 minute drive! Very smart. They also have a beautiful town common on which the community gathers often. I miss that a lot. We also need more restaurants! I take my family out of town all the time to eat. I would rather be supporting small businesses in town and also wouldn't mind a fast food place for sport nights! Frankly, this town has a lovey feel but is very inconvenient and taxes have risen at an astonishing rate. In 8 years, all of my kids will be out of the schools and if I still have to drive out of town for everything, I will be moving out to a cheaper, more business heavy town. The excellent teachers and schools are the only reason I have lasted 5 years.	6/27/2021 10:38 AM
116	Many of our roads are a disaster.	6/27/2021 9:33 AM
117	We just need things to do. I like Mendon but it's a pretty boring town. Need more retail, restaurants, and activities desperately	6/26/2021 9:39 PM
118	Please increase business tax rate. Even slightly increasing will make a huge difference. We need to develop and grow commercially and industrially but need to do it in a way that we benefit largely from the increase in tax revenue and still keep Mendon a desirable place to live.	6/26/2021 9:31 PM
119	Less destruction of forest land.	6/26/2021 8:18 PM
120	More sidewalks. We live on Providence street before it juts out and we'd love to feel safe walking downtown!	6/26/2021 3:45 PM
121	Existing Sewer/grey water from Clough School/Town Offices should be suspended, as it is polluting a potential drinking water source. Sewer should go to treatment plant options.	6/26/2021 3:08 PM
122	Add more businesses and it takes away from the quiet rural feeling. We have enough gas stations, market basket and Whole Foods is close by as well as 495. For the folks off of rt 16 heading towards Uxbridge could use a grocery store and a pharmacy.	6/26/2021 11:40 AM
123	A dog park would be nice	6/26/2021 10:21 AM
124	55+ communities needs to be developed	6/26/2021 10:03 AM
125	Change taxes rate on commercial and industrial rate increase	6/26/2021 9:40 AM
126	Would love to see bike and walking trails and a dog park	6/26/2021 9:16 AM
127	All of these aspects of the town experience should be taken into consideration in light of the needs of the school district. Increased residential housing would impact the school needs as well. Mendon should plan financially to support both.	6/26/2021 8:38 AM
128	Don't raise my taxes	6/26/2021 7:17 AM
129	We were very disappointed that the exploration of the parcel at the corner of North Ave. and rte 16 for over 55 residential and commercial use was rejected!	6/26/2021 5:59 AM

130	Stop with all the new neighborhoods. They take away the appeal of Mendon, overcrowded the schools and traffic without much additional tax revenue	6/26/2021 4:45 AM
131	With water and sewer it would be cost prohibitive. Residents will never sign on for those new taxes	6/25/2021 10:32 PM
132	Too many houses being built, need more business to offset residential tax going up.	6/25/2021 10:09 PM

133	I would love access to a gym that I can walk to near Mendon center.	6/25/2021 9:24 PM
134	What is the town doing with the old attempt of a building a police station by the old fire station? What is the towns plan for open space across from Charles Bank?	6/25/2021 8:55 PM
135	An increase in tax base would be well served by additional commercial and industrial businesses- keep the taxes as low as Bellingham	6/25/2021 8:44 PM
136	Mendon should think about using some of the open land (not near neighborhoods) on main streets to put solar farms to create money to support the schools	6/25/2021 8:30 PM
137	Would love to see more restaurants, breweries, open gathering spaces, playgrounds, and recreation facilities	6/25/2021 8:15 PM
138	Developments are only building massive houses. All residential development should be moved to 2,000 sq feet dwellings or less. Allowing for middle income families to STAY here and not be forced out. We don't need any more 3,000 sq ft \$600k houses with no yards. Scale back home sizes and allow for communities to develop rather than massive homes that sit on top of each other.	6/25/2021 8:06 PM
139	Public water supply should definitely be expanded for at least the reason of allowing the fire department to have less concern for water supply when needed	6/25/2021 8:06 PM
140	No comments	6/25/2021 5:50 PM
141	Our biggest hope is increased recreation for families such as splash pad so that we don't have to travel so far for that	6/25/2021 5:44 PM
142	We need sidewalks on main roads	6/25/2021 5:32 PM
143	We need to attract more businesses. Currently I leave Mendon for all shopping needs. It would be nice to have a nice grocery store and more businesses paying taxes to take burden off the residents.	6/25/2021 5:07 PM
144	The commercial tax rate should be increased	6/25/2021 5:03 PM
145	The survey was too long	6/25/2021 5:01 PM
146	As a parent, I've had it with the anti school budget mentality. We need to have both excellent (and funded) schools and a commercial tax base. No more tax breaks for businesses. Enough is enough. We can't continue to fight about the tax increases. We need to offset property taxes!	6/25/2021 4:57 PM
147	Consider green infrastructure/permeable pavement, energy efficiency requirements, open space conservation in new developments.	6/25/2021 3:15 PM
148	Keep Mendon " The Little Town of Mendon". More residential units do not provide tax revenue as other businesses would. Leave development in those places where land has already been cleared and existing buildings are already.	6/25/2021 2:37 PM

Q6 What types of transportation options should Mendon explore? Check all that apply.

Answered: 281 Skipped: 4



ANSWER CHOICES	RESPONSES
Sidewalks and crosswalks to enhance pedestrian mobility	83%
Enhanced WRTA bus service	14%
Dedicated bike lanes	38%
Taxi/ Uber/ Lyft availability	21%
Park-n-ride lot/ carpool lot	12%
Mendon does not need any alternatives	11%
Other (please specify)	4%

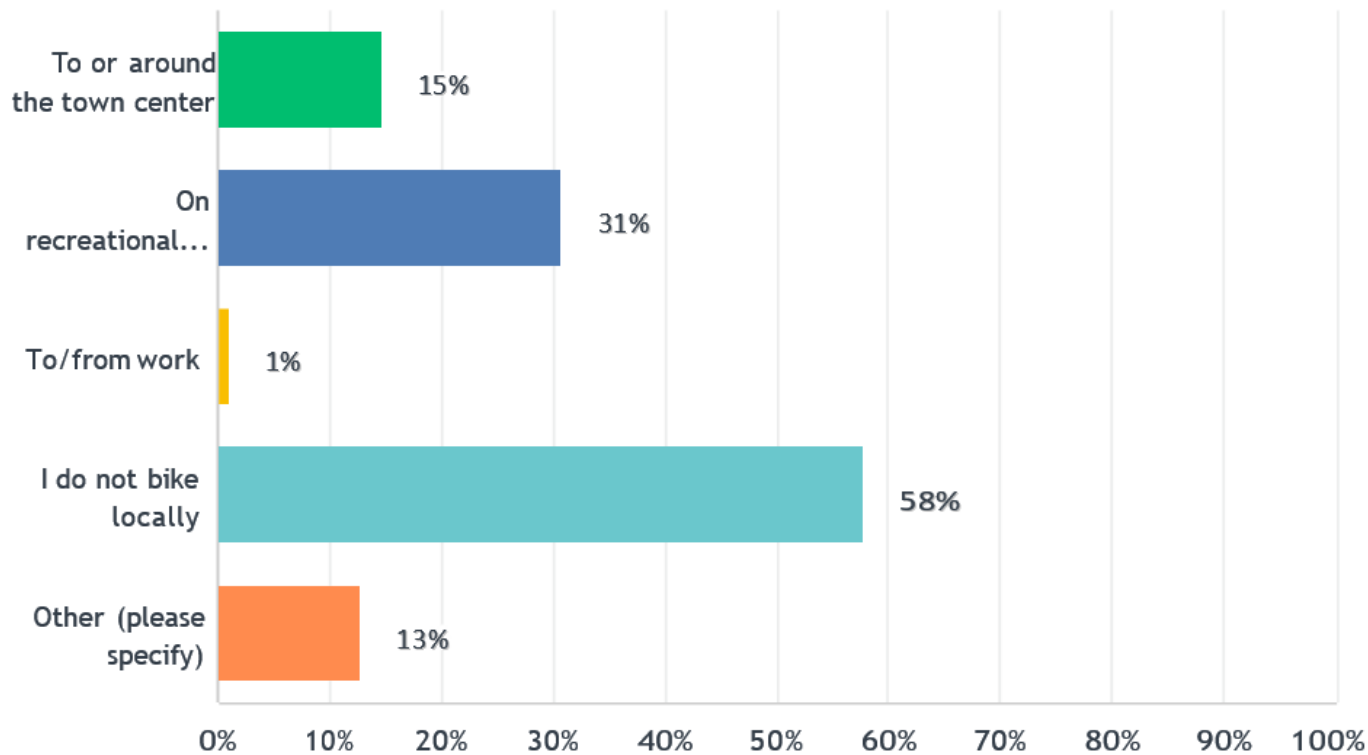
Total Respondents: 281

#	OTHER (PLEASE SPECIFY)	DATE
1	Providence St	5/25/2022 6:37 PM
2	Since I'm retired I don't have best feel for options above, but I can see their value if enough people interested. Bike lanes mentioned for Rte. 16 which is busier every year now.	5/12/2022 5:33 PM

3	None - focus on cooperation with schools	5/4/2022 7:36 AM
4	Yes on more sidewalks!! For runners and families with strollers as well as the disabled	5/4/2022 7:19 AM
5	Regular van transportation to and from common places in and around Mendon	5/3/2022 8:01 AM
6	Improve existing roads to make them more drivable. It is SO noticeable every time we cross in and out of Hopedale how (comparatively) poorly maintained Mendon's roads are.	4/29/2022 7:30 PM
7	Crosswalk on route 16	4/19/2022 12:04 PM
8	none required	4/4/2022 6:33 PM
9	Trolley system like what used to be in place	3/14/2022 7:22 PM
10	Maybe add additional safety measures to the crosswalks as it extremely dangerous using the crosswalk in the center of town.	3/14/2022 12:06 PM
11	We are in desperate need of sidewalks!	3/13/2022 6:51 PM
12	None	3/13/2022 4:25 PM

Q7 If you bike locally in Mendon, where do you bike?

Answered: 267 Skipped: 18



ANSWER CHOICES	RESPONSES
To or around the town center	15%
On recreational trails	31%
To/from work	1%
I do not bike locally	58%
Other (please specify)	13%
Total Respondents: 267	

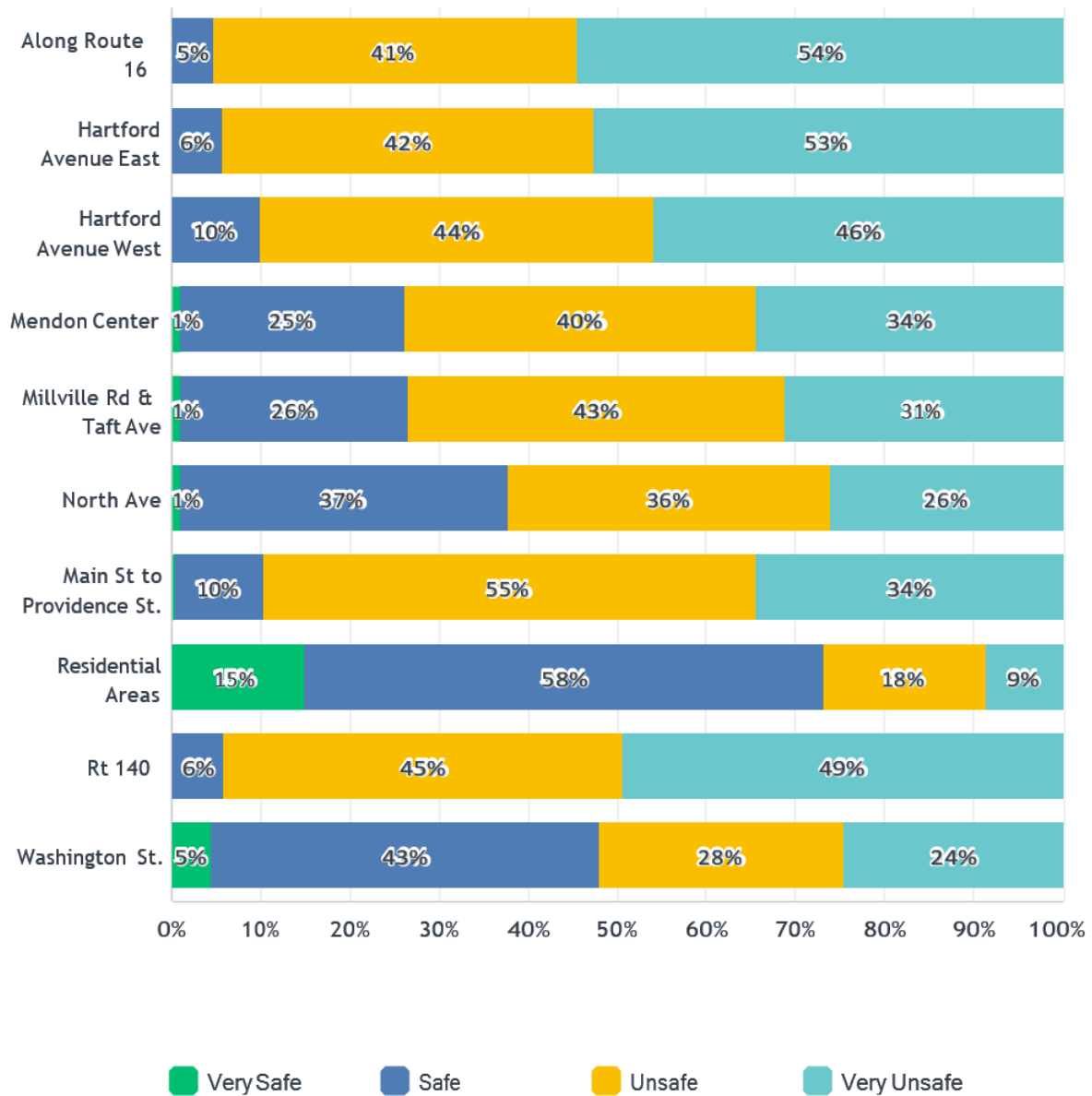
#	OTHER (PLEASE SPECIFY)	DATE
1	local streets	6/10/2022 1:44 PM
2	Recreation riding around Mendon and surrounding communities	6/6/2022 10:30 PM
3	Inability to bike around Mendon safely other than recreational trails	5/26/2022 12:52 PM
4	Cannot due to my street (Providence)	5/25/2022 6:37 PM

5	I enjoy riding my bike around town. I fear for my children's safety to do the same on many of Mendon's roads (Hartford Ave East is a town road not a highway or State Rt!), Cape Road, Providence St., Blackstone St., North Ave, Northbridge St., and more)	5/17/2022 4:12 PM
6	On streets by my house	5/11/2022 5:49 PM
7	up and down park st.	5/9/2022 9:53 AM
8	Around the town	5/4/2022 3:37 PM
9	back roads that are not busy	5/1/2022 8:47 PM
10	I am still working on replacing my bike that was stolen before moving here so don't know where 7:30 PM I would bike but expect a combo of the top two.	4/29/2022
11	My neighborhood	4/21/2022 12:44 PM
12	No sidewalks where I live so unsafe to ride from our residence	4/20/2022 6:52 PM
13	friends houses nearby	4/17/2022 7:27 PM
14	Secondary roads	4/17/2022 7:17 PM
15	country roads	4/16/2022 4:33 PM
16	On Edward Rd and Joseph Road.	4/16/2022 2:32 PM
17	On local roads	4/12/2022 11:50 AM
18	To dangerous	4/11/2022 8:31 PM
19	Around town	4/11/2022 7:21 PM
20	In neighborhoods	4/6/2022 5:46 AM
21	Main and side roads for recreation	4/4/2022 9:16 PM
22	Just my street - Washington but it's dangerous so I typically go to Blackstone or Milford trails	4/3/2022 7:09 AM
23	I do not bike	4/2/2022 7:41 AM
24	I will bike in my neighborhood but my son bikes around town & on trails	4/1/2022 5:48 PM
25	My neighborhood	3/26/2022 10:56 AM
26	Too afraid to ride on our roads because of traffic	3/24/2022 6:52 PM
27	Rail trail.	3/16/2022 9:00 AM
28	I would bike in Mendon if there were safe, paved trails to bike on - similar to the bike trails in Milford	3/14/2022 7:10 PM
29	Secondary and tertiary roads	3/14/2022 2:30 PM
30	Recreationally within 20 +/- mile radius of Mendon	3/14/2022 1:29 PM
31	just moved into Mendon, N/A at this tome	3/14/2022 1:02 PM
32	Roads are too narrow to ride a bike around town	3/13/2022 3:56 PM
33	Cannot bike in Mendon because there's too much traffic and no room on the side of streets	3/12/2022 8:40 PM
34	I would like to bike but roads are not bike friendly.	3/12/2022 1:49 PM

Q8 How safe do you feel riding your bicycle in the following areas of Mendon?

Answered: 217

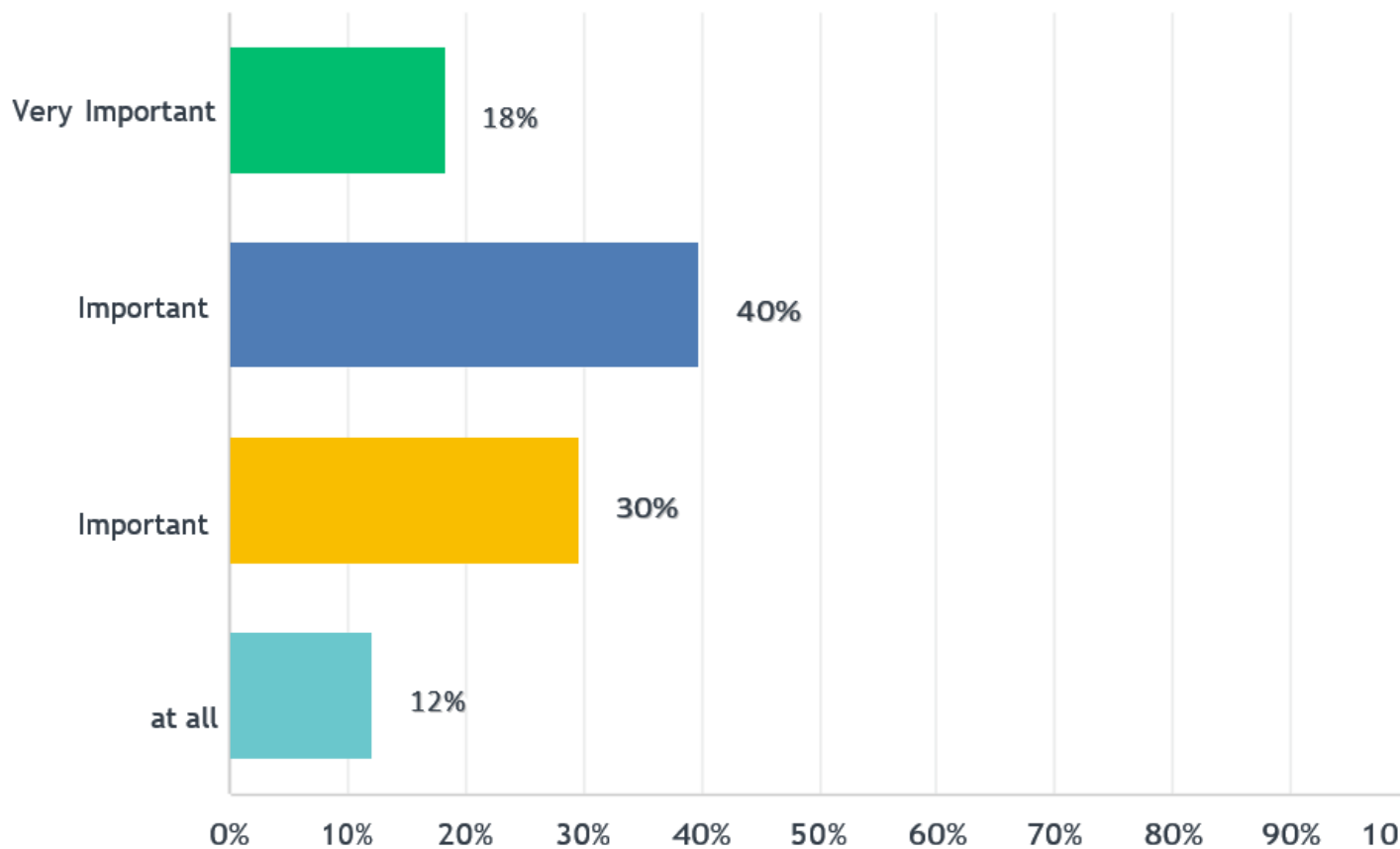
Skipped: 68



	VERY SAFE	SAFE	UNSAFE	VERY UNSAFE	TOTAL	WEIGHTED AVERAGE
Along Route 16	0% 0	5% 10	41% 88	54% 117	215	3.50
Hartford Avenue East	0% 0	6% 12	42% 88	53% 111	211	3.47
Hartford Avenue West	0% 0	10% 21	44% 93	46% 96	210	3.36
Mendon Center	1% 2	25% 53	40% 83	34% 72	210	3.07
Millville Rd & Taft Ave	1% 2	26% 51	43% 85	31% 62	200	3.04
North Ave	1% 2	37% 75	36% 74	26% 53	204	2.87
Main St to Providence St.	0% 1	10% 20	55% 111	34% 69	201	3.23
Residential Areas	15% 31	58% 122	18% 38	9% 18	209	2.21
Rt 140	0% 0	6% 12	45% 90	49% 99	201	3.43
Washington St.	5% 9	43% 85	28% 54	24% 48	196	2.72

Q9 How important is it to provide additional bicycle infrastructure (bike lanes, shoulders, signs) throughout Mendon? (Ex: New bike lane in Milford Hospital Area)

Answered: 273 Skipped: 12



ANSWER CHOICES	RESPONSES
Very Important	18%
Important	40%
Not Very Important	30%
Not Important at all	12%

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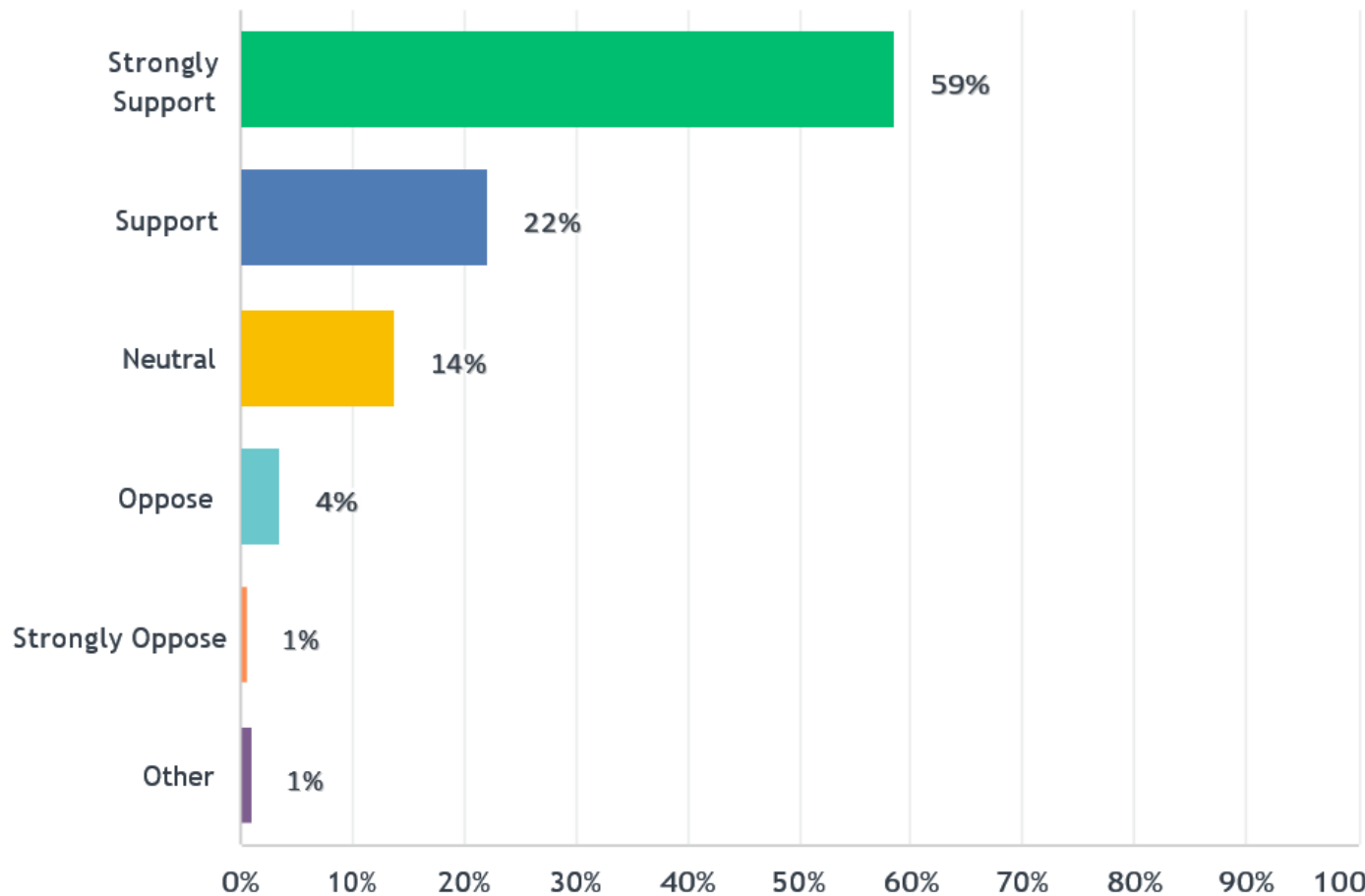
27

#	SUGGESTED LOCATIONS (PLEASE SPECIFY)	DATE
1	Northbridge St. North Ave.	7/12/2022 3:02 PM
2	Shoulders along the main streets	6/21/2022 6:16 PM
3	Mendon should become more bike-friendly and bike-safe.	6/6/2022 10:30 PM
4	Center of Town, Providence Rd., Route 16	5/30/2022 12:24 PM
5	Providence Strwet	5/25/2022 6:37 PM
6	Sidewalks Could be used by everybody including bikes.	5/23/2022 12:37 PM
7	Long overdue. PanMass Challenge travels through Mendon and would benefit from bike lanes	5/17/2022 4:12 PM
8	Rte. 16 definitely, then maybe Hartford Avenue and Providence Road.	5/12/2022 5:33 PM
9	- undecided, I don't bike that often, but can say park st. doesn't offer much shoulder for biking or walking.	
10	Main travel roads	5/4/2022 3:37 PM
11	Along Rt 16, North Ave, and center of town. I think having a small bike path somewhere connected to this area would be great too and would encourage people (especially teens) to get outside and be active.	5/3/2022 8:01 AM
12	As long as there is some tar to the right of the white line, but that is often not the case. That would be enough without a whole dedicate bike lane and the cost associated. Maybe in the end it's the same. I like to ride a loop from my house for 5 - 8 miles but there are parts where there is no edge to the road. Scary on blind curves. Example: East Hartford Rd.	4/22/2022 9:35 PM
13	Just 16	4/17/2022 7:08 PM
14	Need better and more sidewalks	4/13/2022 11:44 AM
15	First and foremost, need to reduce speeding throughout our community---increasing with other dangerous practices (e.g., passing on Hartford, speeding through the P.O. area, etc.). Secondly, if the community becomes a depot hub for different providers, then the biking realities continue to diminish.	4/8/2022 9:28 PM
16	We need sidewalks for you get children to ride bicycles. Not on the street	4/8/2022 5:10 PM
17	North Rd, Neck Hill Rd, Millville Rd, George St	4/6/2022 5:46 AM
18	Along all major roads	4/4/2022 9:16 PM
19	140- Hartford ave and rt 16	4/3/2022 8:35 AM
20	Downtown, near baseball fields, crosswalks and lights near hood plaza/end of Washington intersection, Rt 16 from Washington to gas station	4/3/2022 7:09 AM
21	As a driver, I feel the situation is very unsafe when I encounter a cyclists on the road.	3/28/2022 10:23 AM
22	Because it's virtually impossible to widen most secondary roads, like Blackstone St. for example, roads like Hartford E/W, Route 16, and Route 140 might be feasible.	3/26/2022 6:27 AM
23	Road/ lane size does not allow bike lanes	3/25/2022 8:46 PM

24	Definitely along Rt 16	3/22/2022 7:59 AM
25	Providence St to get to the Blackstone River Greenway trail head in Blackstone	3/22/2022 7:19 AM
26	Instead, why don't we continue the Rail Trail into Mendon somehow, Or make our own. This is a HUGE hub of exercise and anyone can travel on it, dog walkers, kids learning to ride bikes, families, etc... We need more family oriented, safe, easily accessible exercise options. Signage and bike lanes aren't going to make people/teens/new drivers stop from driving and texting which in turn is what creates hesitancy in doing anything on main roads. I for one don't trust any drivers, even in my own neighborhood, people are speeding.	3/16/2022 9:00 AM
27	better sidewalks a better priority in my opinion	3/15/2022 9:58 AM
28	Bike lanes would also provide much needed safety for runners in the town. Everytime I am out for a run , I fear for my safety.	3/15/2022 3:03 AM
29	Along North Ave and along Hastings street, (route 16)	3/14/2022 7:22 PM
	5/9/2022 9:53 A	
30	I think providing recreational bike trails for residents to use is more important than providing bike lanes in the major roads	3/14/2022 7:10 PM
31	Millville Road and around Nipmuc	3/14/2022 2:30 PM
32	Route 16 (I know there's a state plan to provide a shared large sidewalk - separate bike lane would be better - route 16 is much wider than it needs to be) More important to fix dangerous intersections (16/Millville; Main/Maple; Maple/16...)	3/14/2022 1:29 PM
33	Please post signs in accordance with DOT regulations. Most of our signs to do contain proper reflection or height standards....for example intersection of Providence and Hartford Ave multiple signs obstruct clearing views of oncoming traffic.	3/14/2022 11:49 AM
34	I think there are other more important issues on the list than bicycles	3/13/2022 9:47 PM
35	Definitely in the center of town 3/13/2022 8:10 PM	
36	Unfortunately bike lanes do not work most people will drive in them unless they are done properly. Sidewalks would be much more used by everyone including elderly and children.	3/13/2022 6:51 PM
37	Rt 16. Providence, North, millville and both Hartfords	3/13/2022 5:42 PM
38	Route 16, near schools	3/13/2022 3:48 PM

Q10 Please rate your support for the extension of sidewalks in Mendon.

Answered: 280 Skipped: 5



ANSWER CHOICES	RESPONSES	
Strongly Support	59%	164
Support	22%	62
Neutral	14%	39
Oppose	4%	10
Strongly Oppose	1%	2
Other	1%	3

TOTA

28

#	OTHER (PLEASE SPECIFY)	DATE
1	Mendon should be more pedestrian/friendly and pedestrian-safe.	6/6/2022 10:30 PM
2	I cannot walk my dog or children as Prov st is too dangerous	5/25/2022 6:37 PM
3	Focus on cooperation and funding to schools	5/4/2022 7:36 AM
4	We need sidewalks very badly. It's silly we have hardly any on all these busy roads	4/20/2022 6:52 PM
5	the sidewalks on North Ave. are in terrible condition	4/12/2022 8:24 AM
6	Sidewalks are ABSOLUTELY NECESSARY	4/8/2022 5:10 PM
7	it depends where...	4/4/2022 6:33 PM
8	Not a priority at all 4/2/2022 12:56 PM	
9	Connect town center with Route 16 and west on Route 16.	3/26/2022 6:27 AM
10	If the roads get done at the same time.	3/14/2022 4:55 PM
11	Walking in Mendon is terrible	3/14/2022 1:29 PM

Q11 Suggested locations for extension of sidewalks in Mendon.

Answered: 141 Skipped: 144

#	RESPONSES	DATE
1	Northbridge St extend to Jewell Crossing and Locust Hill Drive.	7/12/2022 3:02 PM
2	Hartford Ave E and W, Providence St to Main St	6/16/2022 4:17 PM
3	Blackstone feels like a good place to connect a walking path to/from center of town to Memorial Field (knowing Millville already has some)	6/16/2022 12:47 PM
4	Town Center, Main St., Rt 16,	6/6/2022 10:30 PM
5	Washington Street	5/27/2022 7:33 PM
6	There should be sidewalk on both sides of RTE 16 at least from Main St to Maple St along RTE 16 and preferably to Millville Rd. The main side walk on RT16 is on the opposite side to where folks would want to go. How/Where do i cross from the RTE 16 Sidewalk to anywhere between North Ave and Hartford Ave East?	5/26/2022 12:52 PM
7	Providence St	5/25/2022 6:37 PM
8	Providence St	5/23/2022 6:12 PM
9	Neck hill rd	5/23/2022 5:11 PM
10	Millville Rd, Maple st.	5/23/2022 4:02 PM
11	George St, Neck Hill Rd, Providence Rd, Millville Rd, Taft Ave	5/23/2022 2:39 PM
12	Blackstone st	5/23/2022 12:41 PM
13	Bellingham Street route 140 Bates st.providence rd	5/23/2022 12:37 PM
14	Any new developments in town. ALL zoned highway districts	5/17/2022 4:12 PM
15	It would be great to have sidewalks on streets that have become big cut throughs, that way residents would be able to take a walk.	5/17/2022 4:05 PM
16	Mostly on main roads where sidewalks do not exist or are in poor condition	5/15/2022 4:34 PM
17	Millville Rd to Kinsely Lane.	5/15/2022 1:57 PM
18	Rte. 16 from Taft Ave. to North Avenue and down Maple St.	5/12/2022 5:33 PM
19	Providence Street, Hartford Ave East	5/11/2022 5:49 PM
20	Northbridge St.	5/10/2022 9:30 PM
21	West hill road	5/6/2022 7:28 PM
22	Providence St	5/6/2022 7:02 PM
23	All	5/6/2022 6:57 PM
24	Providence St	5/6/2022 6:40 PM
25	Washington St	5/6/2022 3:37 PM
26	Washington st	5/6/2022 1:45 PM
27	North Ave, Main st., maple st., RT 16.	5/5/2022 8:09 PM
28	Millville Road, Providence Road, Washington Street, Rt 140	5/5/2022 12:15 PM

29	Route 16, Millville Rd, providence Rd., Washington St.	5/4/2022 3:37 PM
30	Both sides of Main St to Mendon Center 5/4/2022 10:30 AM	
31	RT 16 in front of dealer down to Taft	5/4/2022 10:24 AM
32	Everywhere	5/4/2022 9:55 AM
33	Millville rd	5/4/2022 7:19 AM
34	Providence Street	5/3/2022 9:32 PM
35	Millville rd	5/3/2022 8:21 PM
36	Hartford Ave	5/3/2022 5:24 PM
37	Washington St.	5/3/2022 1:46 PM
38	Blackstone Street	5/3/2022 1:29 PM
39	center of town to highway barn, north ave, Rt 16, Rt 140	5/3/2022 8:01 AM
40	Washington St, both sides of Rt 16, both sides North/Main	5/2/2022 2:48 PM
41	Washington St	4/30/2022 6:24 AM
42	It seems like there could be a lot more sidewalks around Mendon Center.	4/29/2022 7:30 PM
43	Hartford Ave West	4/29/2022 4:03 AM
44	Hartford Ave	4/28/2022 10:07 PM
45	Busy streets	4/23/2022 9:31 AM
46	around the town center, out a mile roughly in each direction, all roads with in that circle	4/22/2022 9:35 PM
47	Blackstone St, Hartford Ave	4/22/2022 4:51 PM
48	Hartford ave west main st areas Hartford ave east Rt 16	4/20/2022 8:42 PM
49	Hartford Ave west and East. Improve route 16 sidewalks and other existing sidewalks.	4/20/2022 6:52 PM
50	Neck Hill Rd, George St, Main St.	4/20/2022 5:31 AM
51	High speed roads such as George, Neck Hill, Hartford Ave, etc	4/19/2022 6:56 PM
52	Mendon center, Hartford Ave, route 16 by Imperial	4/19/2022 6:02 PM
53	Hartford Ave East	4/19/2022 4:05 PM
54	Mendon center, Providence Rd, Blackstone St., Washington St. Millville Rd	4/19/2022 3:27 PM

55	All over town	4/19/2022 11:18 AM
56	Bellingham Street	4/19/2022 11:09 AM
57	Hartford Ave West	4/19/2022 10:59 AM
58	Route 16, Providence Rd,	4/19/2022 9:58 AM
59	Near the post office/downtown. Park Street. So many people walk on Park Street. Sidewalks would be AMAZING	4/18/2022 8:15 PM
60	Unsure of locations needing work.	4/18/2022 8:12 PM
61	George st	4/17/2022 10:23 PM
62	Providence St/east Hartford ave	4/17/2022 8:09 PM
63	Any neighborhood within 1 mile of downtown.	4/17/2022 7:17 PM
64	Rte 16 in center of town to connect local businesses/plazas	4/16/2022 4:33 PM
65	Providence Road, George Street Neck Hill Road	4/13/2022 12:22 PM
66	Near the senior center	4/13/2022 12:09 PM
67	Along Hartford avenues and Main Street and Hastings	4/13/2022 11:44 AM
68	Providence st, east Hartford, west Hartford	4/12/2022 11:50 AM
69	everywhere	4/11/2022 2:03 PM
70	Main St - Blackstone Line; Hartford Ave. E & W; Washington st	4/11/2022 1:17 PM
71	Rt. 140, Hartford Ave., Town center to library and Nipmuc	4/11/2022 11:02 AM
72	All streets need safe area for walkers. For example, Park St has blind hills and curves. It gets a lot of foot traffic from exercise walkers, dog walkers, and bike riders. Drivers cannot see them in many place until the car is on top of them.	4/10/2022 2:02 PM
73	Main roads	4/9/2022 10:50 PM
74	Everywhere	4/8/2022 10:36 PM
75	EVERYWHERE	4/8/2022 5:10 PM
76	Neck Hill Rd	4/6/2022 5:46 AM
77	ballfields to town beach	4/5/2022 3:19 PM
78	ANy road where there is high traffic including cut throughs like Cemetery St.	4/5/2022 1:39 PM
79	Main st to Senior center on Providence st;	4/5/2022 12:01 PM
80	Rt 16	4/5/2022 7:54 AM
81	Rt 16	4/4/2022 10:29 PM

82	none at this time	4/4/2022 6:33 PM
83	George street	4/4/2022 2:22 PM
84	Northbridge street	4/4/2022 1:56 PM
85	North bridge Street	4/3/2022 3:51 PM
86	Anywhere there's foot traffic	4/3/2022 8:35 AM
87	Rt 16, Washington St,	4/3/2022 7:09 AM
88	Blackstone St., Millville Rd., Lovell St.	4/2/2022 9:26 PM
89	North ave needs a do over. Washington Street needs sidewalks, all of down town as well	4/2/2022 9:17 AM
90	Millville Road	4/2/2022 8:44 AM
91	Millville Road, route 16, Blackstone street, Providence Road, Hartford Avenue East and West	4/1/2022 7:00 PM
92	North Ave	4/1/2022 3:49 PM
93	Providence	3/28/2022 10:23 AM
94	Route 16, Hartford Avenue West, Providence St	3/26/2022 3:44 PM
95	Start at town center and work outward.	3/26/2022 6:27 AM
96	Providence st	3/25/2022 8:19 PM
97	Providence St near Blackstone St	3/25/2022 4:08 PM
98	Route 16 from the dealership to park/ mowry. Center of town	3/25/2022 12:40 PM
99	Lake to mowry st	3/25/2022 8:14 AM
100	Northbridge Street	3/22/2022 8:55 PM
101	North Ave past the school, Rt 16	3/22/2022 7:59 AM
102	Providence Street	3/22/2022 7:19 AM
103	Blackstone street to Clough school , we are close to school but cannot walk because of lack of sidewalks	3/21/2022 4:42 PM
105	Start from the center and go out into every connecting street until you run out of money or sidewalks to places like inman hill or town park.	3/17/2022 3:04 PM
106	Make a Rail Trail. We will get SO MUCH use out of it.	3/16/2022 9:00 AM
107	All roads and streets	3/16/2022 7:58 AM

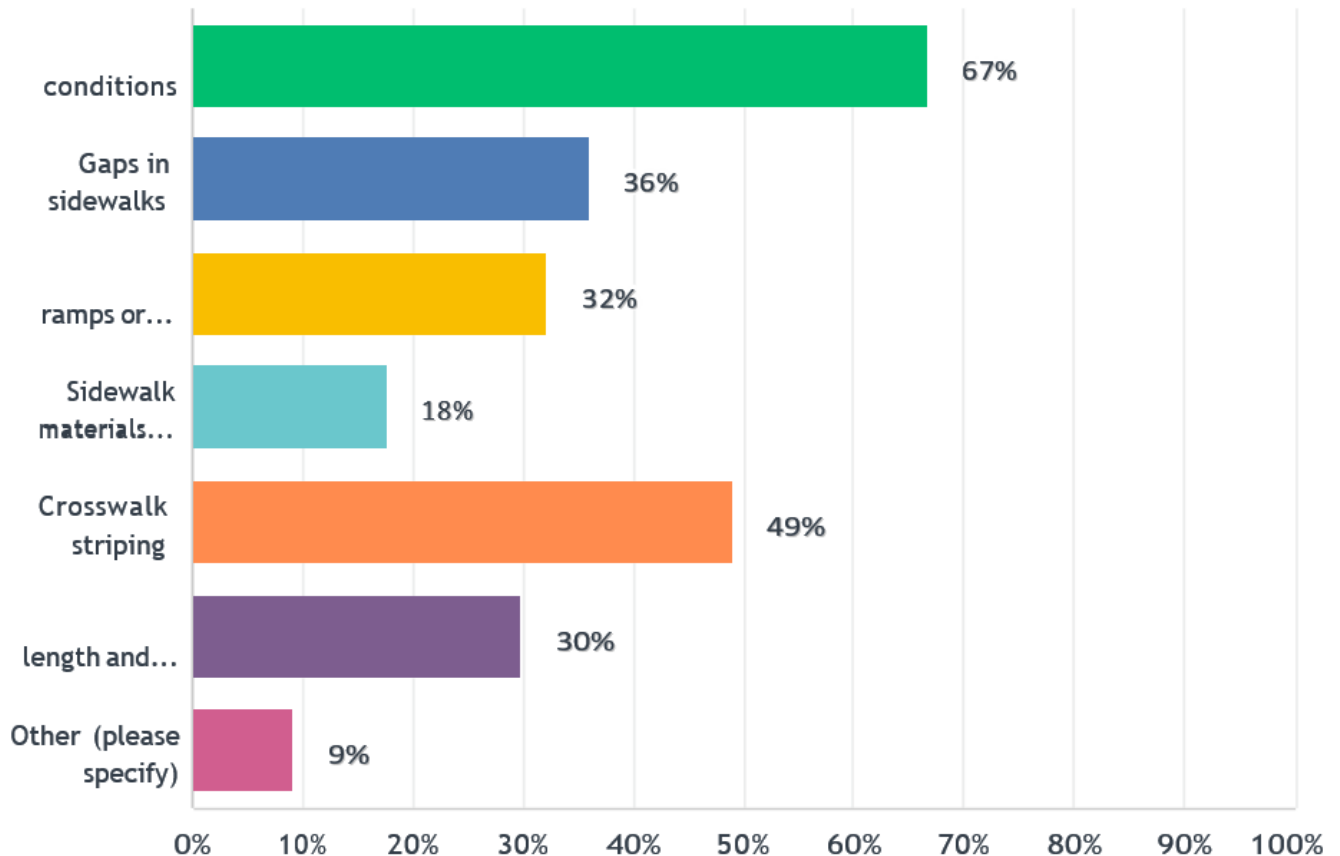
108	None	3/14/2022 10:40 PM
109	Hartford Ave to Mendon center to route 16 shops (diner, subway) and to the baseball fields	3/14/2022 9:29 PM
110	North Ave, Hastings street, Hartford Ave	3/14/2022 7:22 PM
111	As an example, from George St up to Police station	3/14/2022 7:10 PM
112	The rest of Millville St, Washington St. Providence to the Sr. Center, Taft Ave	3/14/2022 3:36 PM
113	Washington st and Northbridge	3/14/2022 2:48 PM
114	Millville Road	3/14/2022 2:30 PM
115	Blackstone Street To Providence Street	3/14/2022 2:05 PM
116	Rt 16	3/14/2022 1:51 PM
117	Both sides of North Ave; both sides of 16; both side of Main; both sides of Maple	3/14/2022 1:29 PM
118	rt 16 from town common to dealerships with crosswalks	3/14/2022 12:52 PM
119	From Post office along Main Street to George Street	3/14/2022 12:06 PM
120	North Ave after Misco middle school and opposite side of street to Powers Rd	3/14/2022 11:59 AM
121	Hartford Ave West	3/14/2022 11:51 AM
122	blackstone st and other residential areas so people can take walks or run safely	3/14/2022 11:51 AM
123	Hartford and providence	3/14/2022 11:49 AM
124	Millville Road, Taft Ave	3/14/2022 11:23 AM
125	Northbridge road	3/14/2022 11:17 AM
126	Bellingham Street, Hartford Ave E	3/14/2022 6:25 AM
127	Blackstone Street	3/14/2022 5:43 AM
128	all the main roads	3/14/2022 2:39 AM
129	In front of Hood Plaza and continued down route 16 (on both sides of the road)	3/13/2022 11:54 PM
130	Washington, Northbridge, Millville and Providence Rds	3/13/2022 9:47 PM
131	Hartford ave east, Washington st	3/13/2022 8:50 PM
132	Providence rd, bates street, route 16 from the schools to the park	3/13/2022 6:51 PM
133	All major roads, especially rt 16	3/13/2022 5:12 PM
134	Along all main roads. Especially Providence street.	3/13/2022 4:13 PM
135	Providence Street all the way to downtown.	3/13/2022 4:10 PM
136	All main roads,	3/13/2022 3:56 PM
137	Route 16	3/13/2022 3:48 PM
138	george street to main street providence st/gaskill road	3/13/2022 3:39 PM
139	Millville Street, Blackstone Street, Both Hartford Aves, Providence Street	3/12/2022 5:26 PM
140	Neck hill rd	3/12/2022 2:36 PM
141	Bellingham Street Hartford Ave East	3/12/2022 1:49 PM

Q12 Please specify whether any of the following needs to be addressed regarding pedestrian facilities in Mendon (i.e. sidewalks, crosswalks).

Check all that apply.

Answered: 208

Skipped: 77



ANSWER CHOICES	RESPONSES	
Sidewalk conditions	67%	139
Gaps in sidewalks	36%	75
ADA accessible ramps or sidewalk width	32%	67
Sidewalk materials (asphalt versus concrete)	18%	37
Crosswalk striping	49%	102
Walk signal length and visibility and/or audible signal	30%	62
Other (please specify)	9%	19

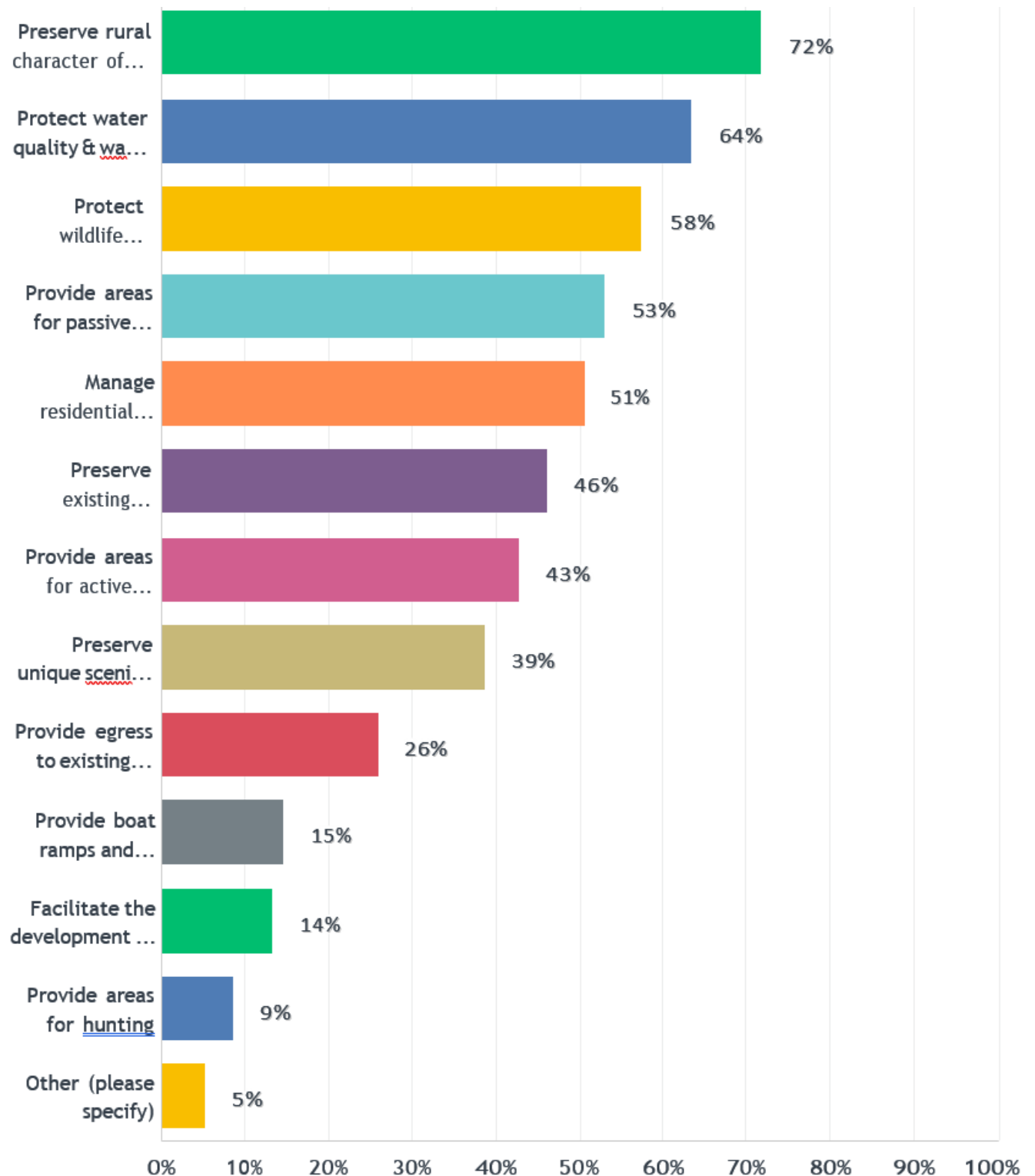
Total Respondents: 208

#	OTHER (PLEASE SPECIFY)	DATE
1	Traffic lights at intersection of Providence and Hartford Ave	5/30/2022 12:24 PM
2	Personally even if they were dirt pathways in certain areas keep the weeds down and poison ivy bicycles could use those and walkers and it would keep the cost down. Black tire is gross that should not be used only cement or aggregated cement	5/23/2022 12:37 PM
3	People cross near hood plaza and no cross walks	5/4/2022 9:55 AM
4	SCHOOLS 5/4/2022 7:36 AM	
5	I'm not sure about this	5/3/2022 8:01 AM
6	Sidewalks where there are non to ensure pedestrian safety	4/30/2022 6:24 AM
7	Let's stay small	4/19/2022 2:39 PM
8	We need more	4/13/2022 11:44 AM
9	Speed Bump entering Maple St from Providence Rd. Posted speed signs entering the center of town	4/11/2022 1:17 PM
10	Any that apply where problems occur at each facility.	4/5/2022 3:19 PM
11	Are there any studies to support the need for additional sideways?	4/4/2022 6:33 PM
12	add sidewalks	4/4/2022 6:32 PM
13	Paint the lines on the street more often - yellow lines and fog lines	4/3/2022 7:09 AM
14	I think that the new sidewalks are great	4/2/2022 8:44 AM
15	Rail Trail	3/16/2022 9:00 AM
16	more sidewalks throughout town	3/15/2022 9:58 AM
17	Condition of sidewalks/maintenance of sidewalks	3/14/2022 7:22 PM
18	More sidewalks on roads besides route 16	3/14/2022 11:51 AM
19	Pedestrian crossing signage	3/13/2022 9:47 PM

Q16 What are your top five (5) most important reasons for the Town to acquire and/or preserve open space?

Answered: 266

Skipped: 19



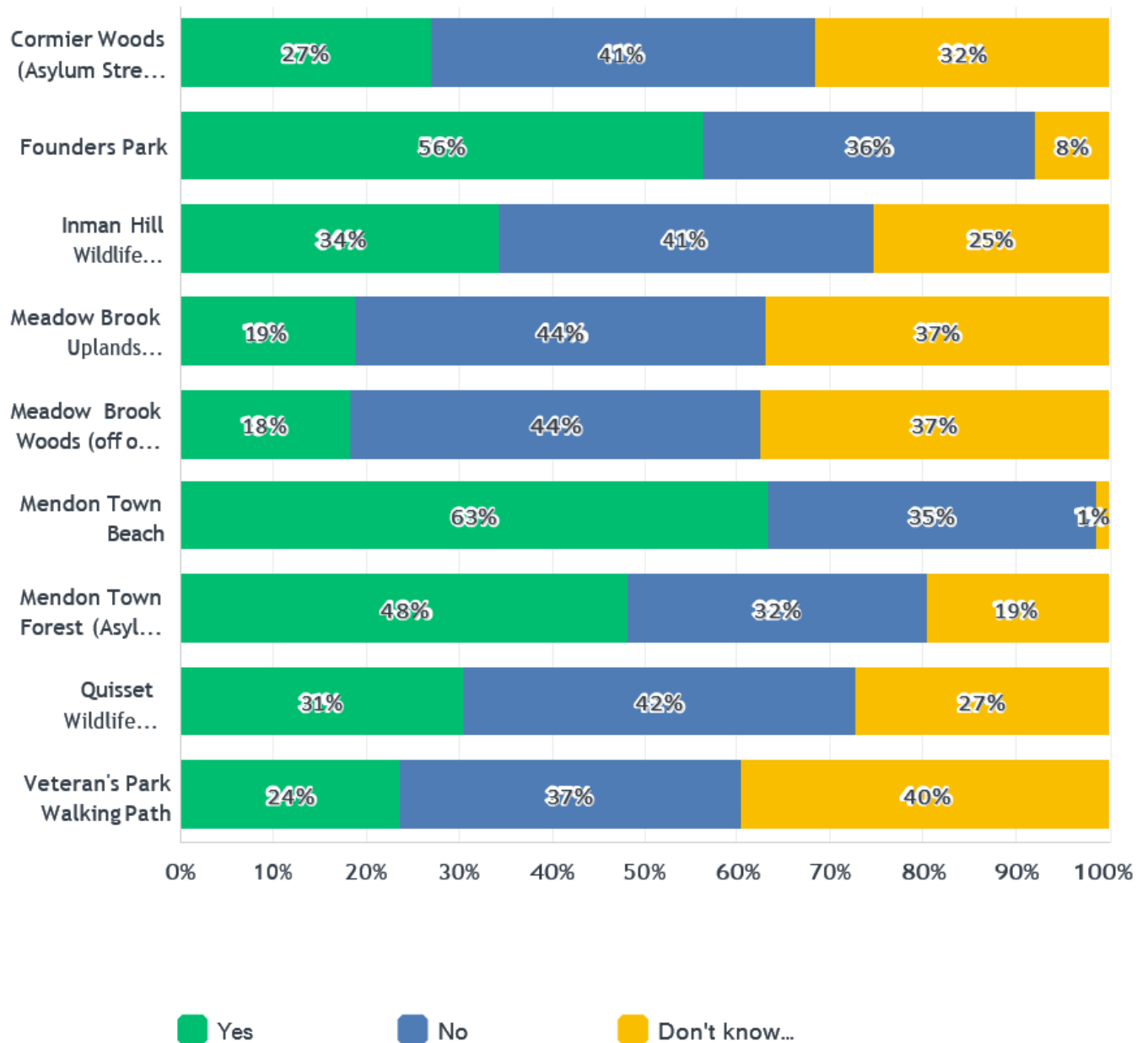
ANSWER CHOICES	RESPONSES	
Preserve rural character of the town	72%	191
Protect water quality & water resources	64%	169
Protect wildlife habitats of flora and fauna	58%	153
Provide areas for passive recreation (i.e. hiking, horseback riding, snowshoeing)	53%	141
Manage residential growth	51%	135
Preserve existing agricultural land	46%	123
Provide areas for active recreation (i.e. sports fields, courts)	43%	114
Preserve unique scenic areas	39%	103
Provide egress to existing conservation land in order to increase landscape connectivity, habitat space, and ecological value	26%	69
Provide boat ramps and access to water bodies	15%	39
Facilitate the development of additional affordable housing	14%	36
Provide areas for hunting	9%	23
Other (please specify)	5%	14

Total Respondents: 266

#	OTHER (PLEASE SPECIFY)	DATE
1	Connect trails and paths for walk/bike transportation purposes	7/12/2022 3:13 PM
2	Facilitate development of over 55 community.	5/30/2022 12:41 PM
3	Encourage thoughtful retail and restaurants	5/29/2022 7:30 AM
4	Whatever it takes to keep Mendon as it is	5/15/2022 4:41 PM
5	Preserve quality of Lake Nipmuc	5/15/2022 2:02 PM
6	Traffic	5/4/2022 7:37 AM
7	Keep Mendon Small	4/19/2022 2:41 PM
8	No more conservation. Conservation people in this town are complete liars.	4/19/2022 11:22 AM
9	Na	4/9/2022 10:34 AM
10	Stop being a push over for any development. Protect the community's residents which does not seem to be a priority.	4/8/2022 9:32 PM
11	I think the town already has an abundance of land. Both town owned parcels on rt 16 are currently up for RFP. I don't see the need to acquire more when we are selling what we already bought/ were donated.	4/5/2022 8:04 AM
12	ATV trails, not only biking trails	3/25/2022 8:34 PM
13	I would have chosen affordable housing as priority too, but it would need to be accompanied by better public transportation	3/14/2022 1:40 PM
14	slow development	3/12/2022 1:54 PM

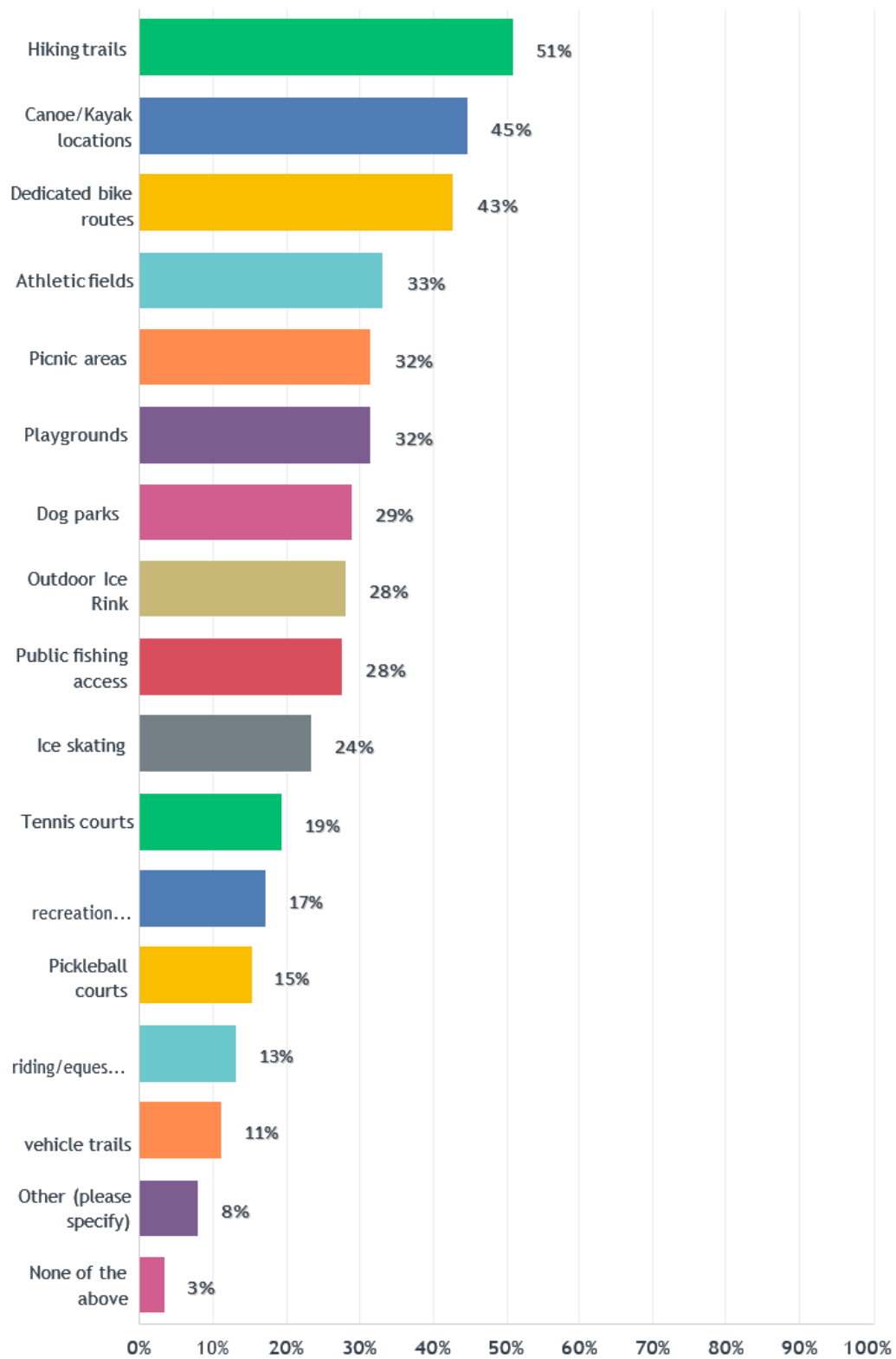
Q17 Have you or any of your household members visited any these open spaces in the past year?

Answered: 268 Skipped: 17



	YES	NO	DON'T KNOW ABOUT IT	TOTAL	WEIGHTED AVERAGE
Cormier Woods (Asylum Street Trailhead or Chapin Street Trailhead)	27% 70	41% 106	32% 81	257	0.00
Founders Park	56% 144	36% 91	8% 20	255	0.00
Inman Hill Wildlife Conservation Area (Inman Hill Road Trailhead)	34% 89	41% 105	25% 65	259	0.00
Meadow Brook Uplands Conservation Area (Kinsley Lane Trailhead)	19% 48	44% 111	37% 93	252	0.00
Meadow Brook Woods (off of Park St & Asylum St)	18% 46	44% 111	37% 94	251	0.00
Mendon Town Beach	63% 163	35% 91	1% 3	257	0.00
Mendon Town Forest (Asylum Street Trailhead or Millville Street Trailhead)	48% 124	32% 83	19% 50	257	0.00
Quisset Wildlife Management Area (Quisset Road Trailhead)	31% 78	42% 107	27% 69	254	0.00
Veteran's Park Walking Path	24% 59	37% 91	40% 98	248	0.00

Q18 Which of the following recreational opportunities would you like to see more of in Mendon? Check all that apply. Answered: 259 Skipped: 26



ANSWER CHOICES	RESPONSES
Hiking trails	51%
Canoe/Kayak locations	45%
Dedicated bike routes	43%
Athletic fields	33%
Picnic areas	32%
Playgrounds	32%
Dog parks	29%
Outdoor Ice Rink	28%
Public fishing access	28%
Ice skating	24%
Tennis courts	19%
Indoor sports recreation facilities	17%
Pickleball courts	15%
Horseback riding/equestrian trails	13%
Motorized vehicle trails	11%
Other (please specify)	8%
None of the above	3%

Total Respondents: 259

#	OTHER (PLEASE SPECIFY)	DATE
1	splash pad	7/12/2022 3:13 PM
2	Organized Pickleball instruction and games	5/15/2022 4:41 PM
3	A YMCA/gym like in Franklin, would be great!!! I know of only anytime fitness in Uxbridge and planet fitness in Milford.	5/9/2022 10:00 AM
4	Food truck events	5/4/2022 10:01 AM
5	strictly enforced on leash only dog trails	4/22/2022 9:46 PM
6	Bike walking path	4/20/2022 8:51 PM
7	Improve on current recreational areas - athletic fields, road going into baseball fields	4/19/2022 3:50 PM
8	NO DOG PARKS. Please read the NY times article about this new trend and the dangers of dog parks, Folks just have no idea	4/19/2022 2:41 PM
9	A bike pump track - give bike riders a place to ride	4/19/2022 12:13 PM
10	Concert Area	4/18/2022 8:17 PM
11	indoor walking--especially for inclement weather	4/8/2022 9:32 PM
12	town common with walking/sitting area	4/4/2022 7:10 PM
13	TURF FIELDS!	4/2/2022 12:59 PM
14	Parks	4/1/2022 3:53 PM
15	Hunting Locations	3/26/2022 3:46 PM
16	Town common for walking	3/25/2022 12:42 PM
17	Paved trails like SNETT and BRG	3/22/2022 7:25 AM
18	X	3/15/2022 3:09 AM
19	Municipal Swimming Pool	3/14/2022 2:09 PM
20	Lights on both the baseball and softball fields - supports summer tournament hosting which brings in visitors to town that spend \$ at local eating establishments	3/14/2022 12:31 PM
21	Walking track	3/13/2022 4:12 PM

Q19 Do you travel outside Mendon to access any open space and recreation facilities or services? If so, what kind of services or facilities?

Answered: 156 Skipped: 129

#	RESPONSES	DATE
1	Splash pad	7/12/2022 3:13 PM
2	Walking trails in Millville/Milford	6/21/2022 6:51 PM
3	Playgrounds and dog parks	6/21/2022 6:18 PM
4	walking and biking trails	6/21/2022 6:17 PM
5	Rail trails, hiking trails	6/16/2022 4:24 PM
6	Blackstone Valley trail Hopedale Parklands trail	6/16/2022 1:08 PM
7	No	6/10/2022 1:47 PM
8	State Parks for hiking	6/6/2022 10:34 PM
9	Whitinsville community center	5/27/2022 7:37 PM
10	Yes - athletic fields indoor and outdoor	5/26/2022 12:05 PM
11	Yes Ashland State park, the Greenway in Blackstone	5/23/2022 6:16 PM
12	Roads with sidewalks, playgrounds, walking trails	5/23/2022 2:41 PM
13	Yes	5/23/2022 12:43 PM
14	Yes Bike paths and kayaking	5/23/2022 12:40 PM
15	Yes, bike trails	5/17/2022 4:15 PM
16	Yes- hiking, skating	5/17/2022 4:07 PM
17	Yes Milford for tennis Milford and Bellingham to walk track Blackstone for easy access to safe bike trail Looking for organized Pickleball games and instruction	5/15/2022 4:41 PM
18	Bike paths	5/14/2022 9:30 AM
19	Golf, Hopedale CC	5/12/2022 5:41 PM
20	Playgrounds	5/11/2022 5:41 PM
21	Yes, established Bike Paths in other towns.	5/11/2022 8:05 AM
22	yes, bike paths	5/10/2022 8:00 PM
23	We go to Milford/Holliston bike trails frequently.	5/9/2022 2:16 PM
24	no	5/9/2022 1:22 PM
25	Soccer fields and other open areas, pout pond.	5/9/2022 10:00 AM
26	Yes, the coast, Hopedale pond and Hopkinton State Park	5/8/2022 3:08 PM
27	Yes, hiking and track facilities	5/7/2022 9:39 PM
28	Yes fishing access and boat ramps	5/7/2022 8:26 AM
29	Milford bike trail and track	5/6/2022 7:31 PM

30	Mountain bike trails	5/6/2022 7:22 PM
31	Hiking trails	5/6/2022 7:10 PM
32	Yes	5/6/2022 7:00 PM
33	Horse riding trails and cross country courses (to jump horses on).	5/6/2022 6:43 PM
34	Yes - Cassidy Baseball Field & Choate Park Medway	5/6/2022 3:45 PM
35	No	5/6/2022 1:48 PM
36	Mountain bike trails, soccer fields, softball fields	5/5/2022 12:20 PM
37	Bike trails and golf courses	5/4/2022 3:41 PM
38	Hiking paths	5/4/2022 10:34 AM
39	I find shopping a recreational activity. I have to travel outside Mendon to antique, clothing and unique food experiences	5/4/2022 10:01 AM
40	Places with bathrooms for babies/toddlers and running paths that are safe and not too trail-like (upper Charles bike path)	5/4/2022 7:23 AM
41	Whitin Community Center.	5/3/2022 9:26 PM
42	Indoor rec	5/3/2022 8:37 PM
43	Walking trail in Milford.	5/3/2022 1:34 PM

44	Walking trails	5/3/2022 8:08 AM
45	bike trails	5/1/2022 8:50 PM
46	Recreational Mountain bike trails	5/1/2022 7:47 AM
47	Yes. Parks to walk and hike, kayaking, fishing.	4/30/2022 6:17 PM
48	We go hiking all ax MA and beyond.	4/30/2022 7:02 AM
49	Camping	4/30/2022 6:30 AM
50	Yes, we go hiking a lot, but we like to try new things and see new places. (Glad that I am getting so many new ideas from this survey that are in our own backyard!) We also sometimes go places where we can rent bikes or canoes/kayaks.	4/29/2022 7:34 PM
51	West Hill Dam	4/28/2022 10:09 PM
52	Bike paths; hiking at Blackstone	4/23/2022 9:35 AM
53	Hopedale Pond, some old Upton haunts I used when in Upton, further larger parks that are (leashed) dog friendly. Dog parks are dangerous to dogs.	4/22/2022 9:46 PM
54	Hiking/Biking/kayaking	4/22/2022 4:54 PM
55	Golf courses	4/21/2022 12:48 PM
56	Walking and bike paths in other towns.community centers. Lakes and ponds	4/20/2022 8:51 PM
57	We go to Hopedale, Hopkinson, and Milford to bike, hike and walk the paths.	4/20/2022 6:56 PM
58	Dog friendly walking trails.	4/19/2022 6:10 PM
59	Hiking and bike trails, dog parks, ice skating, play grounds.	4/19/2022 4:11 PM
60	Bike path in Milford and Blackstone	4/19/2022 4:09 PM
61	Biking/ hiking Athletic facilities	4/19/2022 3:50 PM
62	no	4/19/2022 3:34 PM
63	Yes, pump track in Keene, NH and other pump tracks. Hiking trails, snow mobile trails and dirt bike tracks. Hopkinton State Park/boat rentals on the water.	4/19/2022 12:13 PM
64	yes, west hill dam	4/19/2022 11:50 AM
65	Yes. Milford	4/19/2022 11:22 AM
66	Bicycle Trails	4/19/2022 11:12 AM

67	no	4/19/2022 11:12 AM
68	Uxbridge- West hill Dam Hopedale Parklands	4/19/2022 10:18 AM
69	Yes. Parks for concerts, farmers markets, craft fairs, ect	4/18/2022 8:17 PM
70	No, I do not.	4/18/2022 8:16 PM
71	Hiking in the parklands in hopedale	4/17/2022 10:51 PM
72	Hopedale parklands	4/17/2022 10:28 PM
73	Hiking trails. Bike trails	4/17/2022 8:14 PM
74	Hiking paths, biking	4/17/2022 7:20 PM
75	rail trail splash pad	4/17/2022 2:45 PM
76	Yes, hiking trails in Hopedale around pond; Upton - kayaking	4/16/2022 4:42 PM
77	Hiking teails	4/13/2022 4:44 PM
78	Bike trails, hiking trails	4/13/2022 12:25 PM
79	Yes. Bike path in Blackstone	4/13/2022 12:11 PM
80	Yes for boating	4/13/2022 12:01 PM
81	Open space, wildlife refuges, conservation areas	4/12/2022 11:54 AM
82	No	4/12/2022 8:27 AM
83	Bike Beach	4/11/2022 7:25 PM
84	Bike paths (rail trails) in Milford and Holliston	4/11/2022 2:05 PM
85	Bike trails for walking: SNETT, Upper Charles, Blackstone	4/11/2022 11:06 AM
86	Playgrounds	4/9/2022 10:53 PM
87	Positively! Well maintained, safe, and accessible!	4/8/2022 9:32 PM
88	Yes!!!! Parks, playgrounds, sports facilities, basketball courts, tennis courts, etc	4/8/2022 5:17 PM
89	Maine	4/8/2022 4:34 PM
90	Yes. ATV and Horseback trails	4/5/2022 3:24 PM
91	Paved bike paths, hiking trails, ice rink	4/5/2022 12:05 PM
92	No	4/5/2022 8:37 AM
93	Yes to use local community football fields	4/5/2022 8:04 AM
94	No	4/5/2022 7:21 AM
95	Disc golf and cycling	4/4/2022 9:21 PM
96	yes, walking at West Hill Dam and at the blackstone walking trails at the doc office in Uxbridge on hartford ave	4/4/2022 7:10 PM
97	yes	4/4/2022 6:59 PM
98	ice skating, hiking	4/4/2022 2:25 PM
99	Milford bike path Milford TURF FIELDS !!!!! A PRIORITY !!! It's embarrassing that we don't have one at the HS Upton track at BVT Kwanis tennis court wall ball	4/4/2022 2:00 PM

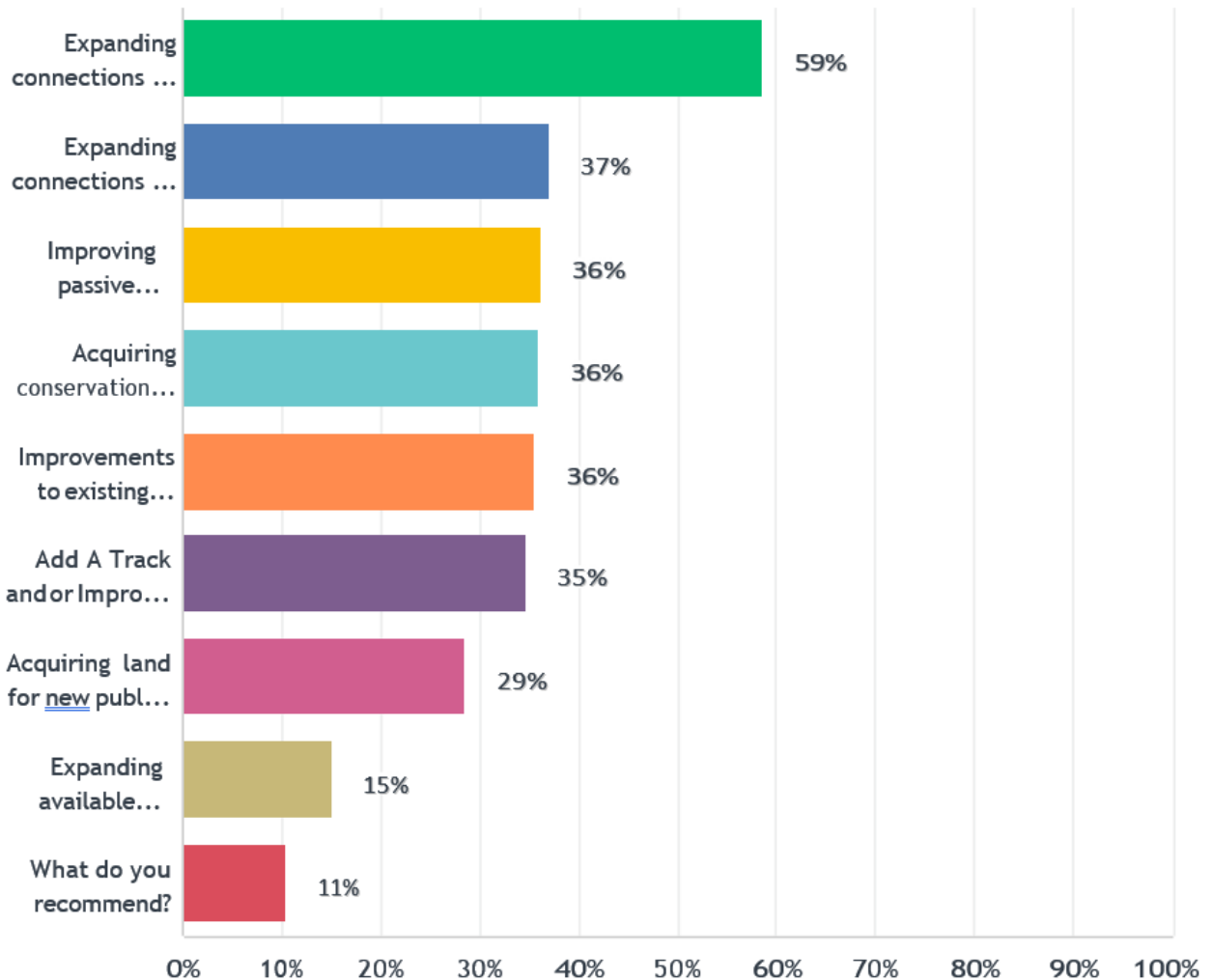
100	Rail trails or bike paths	4/3/2022 6:42 PM
101	Yes we belong to an athletic club that provides swimming, gym, indoor sports etc.	4/3/2022 8:41 AM
102	Paved walking trails. Cross country ski and snow shoe trails.	4/3/2022 7:15 AM
103	Bike trails ice skating	4/3/2022 7:13 AM
104	Yes. Turf fields	4/2/2022 12:59 PM
105	Douglas state park. It's accessible and doesn't feel like we are walking on privately owned land.	4/2/2022 9:22 AM
106	Walking trails, trails that are level and safe, like the Hopedale Park Lands or Blackstone River and Canal Heritage State Park. I'd like to be able to take my children on small bikes or a stroller on a walking path in town.	4/2/2022 8:48 AM
107	No	4/2/2022 7:44 AM
108	Audubon, West Hill Dam, King Phillips Rock, Hopkinton state park, Adams Farm, various bodies of water for kayaking.	4/1/2022 7:09 PM
109	Hopedale walking trails Sports facilities	4/1/2022 5:51 PM
110	Yes - hiking, playgrounds, basketball/tennis courts	3/28/2022 10:26 AM
111	Walking/Hiking trails - unpaved	3/26/2022 11:01 AM
112	Recreational climbing and hiking.	3/26/2022 6:31 AM
113	Walking trails	3/25/2022 8:34 PM
114	Horse riding trails and hiking trails	3/25/2022 4:11 PM
115	Walking trails Tracks	3/25/2022 12:42 PM
116	Hiking	3/24/2022 6:57 PM
117	Running trails, bike path	3/22/2022 8:03 AM
118	Yes, SNETT, BRG, Shining Sea in Falmouth, CCRT on Cape Cod and the Canal	3/22/2022 7:25 AM

119	Bike Trails	3/21/2022 10:38 AM
120	Hiking, fishing, hunting	3/18/2022 2:02 PM
121	Frequently go to Milford/Holliston to walk the rail trail and the Hopedale Parklands.	3/16/2022 9:03 AM
122	YMCA Milford Trail Uxbridge, Marlborough, and Northborough facilities for sports	3/15/2022 8:55 PM
123	Dog Park	3/15/2022 2:06 PM
124	Yes, rail trail in Milford, Holliston	3/15/2022 3:09 AM
125	Uxbridge Dog Park Hiking at West Hill Dam & Beach and Rice City	3/14/2022 10:45 PM
126	Ice skating rink, kayaking, fishing, trail hiking with dog	3/14/2022 9:41 PM
127	I travel to acess parks	3/14/2022 7:27 PM
128	Use Milford paved bike trails	3/14/2022 7:13 PM
129	Yes. hiking trails. biking trails	3/14/2022 4:59 PM
130	ocean beaches	3/14/2022 4:08 PM
131	Yes various walking paths. Rail trail.	3/14/2022 2:50 PM
132	Running track, hiking, fishing, dog park	3/14/2022 2:33 PM
133	I swim with a masters swim team at 5:30am in Cumberland High School	3/14/2022 2:09 PM
134	Upton State Forest for walking trails	3/14/2022 1:40 PM
135	walking trails, indoor recreational facilities, and outside athletic fields	3/14/2022 1:14 PM
136	not yet	3/14/2022 1:04 PM
137	yes...Upton to ice skate Milford sledding hills at the old country club Shrewsbury indoor athletic fields	3/14/2022 12:31 PM
138	Yes, Forekicks in Taunton and Norfolk as well as Starland Sportsplex & Fun Park in Hanover for indoor sports and rec.	3/14/2022 12:18 PM

139	ATV off-roading and Hiking	3/14/2022 12:06 PM
140	Playgrounds, walking trails	3/14/2022 12:04 PM
141	West hill damn	3/14/2022 12:02 PM
142	Playgrounds, indoor recreation facilities	3/14/2022 12:01 PM
143	Yes. I got to Hopedale	3/14/2022 11:59 AM
144	yes. Hiking trails especially with scenic views or interesting features/ruins. Botanical gardens	3/14/2022 11:59 AM
145	Yes, Hiking	3/14/2022 6:36 AM
146	Milford/Hopkinton walking trail	3/13/2022 11:57 PM
147	Hiking trails, playgrounds, picnic areas	3/13/2022 9:51 PM
148	Hiking/biking trails & playgrounds/parks	3/13/2022 5:16 PM
149	Canal walk in Uxbridge, and West Hill Dam	3/13/2022 4:18 PM
150	Yes, indoor gyms, walking trails	3/13/2022 3:58 PM
151	Yes- hiking trails, dog parks	3/13/2022 3:52 PM
152	walking track at BVT	3/13/2022 3:43 PM
153	Walking trails, bike trails	3/12/2022 8:43 PM
154	Yes - YMCA	3/12/2022 5:28 PM
155	Yes hopedale	3/12/2022 2:41 PM
156	West Hill Dam Hopedale Pond trail	3/12/2022 1:54 PM

Q20 What should our Town's priorities as to expenditures for open space and recreation be? Please choose your top 3 priorities.

Answered: 256 Skipped: 29



ANSWER CHOICES	RESPONSES	
Expanding connections for walking (e.g. sidewalks, connecting trails)	59%	150
Expanding connections for biking (e.g. off-road paths, on-road lanes, and rail trails)	37%	95
Improving passive recreation opportunities on existing conservation land	36%	93
Acquiring conservation lands for passive recreation use (e.g., trails)	36%	92
Improvements to existing athletic fields	36%	91
Add A Track and or Improve Miscoe Hill Track	35%	89
Acquiring land for new public active recreation areas	29%	73
Expanding available parking at open space and/or recreation destinations	15%	39
What do you recommend?	11%	27

Total Respondents: 256

#	WHAT DO YOU RECOMMEND?	DATE
1	Organized Pickleball instruction and games	5/15/2022 4:41 PM
2	Deal with Lake Nipmuc Issues.	5/15/2022 2:02 PM
3	The ball fields at Miscoe should be redone especially the softball field. The whole track area should be redone.	5/7/2022 12:18 PM
4	General upkeep needs to be addressed before adding new things. Condition of the town hall is shameful. Road conditions are shameful. Traffic lights look old and are in poor condition. The general aesthetic of the town needs help. Look at Medway and see what a great job they did with their master plan.	5/5/2022 8:16 PM
5	Available sites to hold public activities such as artist/craft fairs, food truck nights, public access for group activities	5/4/2022 10:01 AM
6	Limiting the expansion of the plans for golf range	5/3/2022 1:48 PM
7	I think it would be great to have a parking area and town space at the "Fino" property in the center of town - Something like Bellingham has with sidewalks connecting	5/3/2022 8:08 AM
8	Improve town beach add a town community center with a pool indoor court for basketball a good gym. Side walks and bike/walking path all over Mendon. Allow for small business growth and mom and pop shops	4/20/2022 8:51 PM
9	Redo Mendon beach. Bathrooms are DISGUSTING	4/19/2022 11:22 AM
10	Town Beach improvements	4/19/2022 10:18 AM
11	I would love to do all these things, but we must prioritize the "nice to have" vs "must have". I think adding a track or turf field at the school would not only be a public area for community members of all ages to use but also improve competitiveness of school sports vs other towns with similar facilities. I always see community use of the Milford track and turf field beyond school use.	4/16/2022 4:42 PM
12	Not buying more land.	4/5/2022 8:04 AM
13	Disc golf course, could even monetize as revenue	4/4/2022 9:21 PM
14	Turf field w track at high school	4/4/2022 2:00 PM
15	Pickle ball courts! And repair your current tennis/basketball courts. They haven't been tended to since about 2015. I know because my husband did them	4/3/2022 8:41 AM
16	Possibly a town turf field	4/3/2022 7:13 AM
17	TURF FIELDS. Our fields are a complete embarrassment	4/2/2022 12:59 PM
18	A turf field	4/1/2022 5:51 PM
19	ATV/Dirtbike Trails	3/26/2022 3:46 PM
20	connections for biking	3/22/2022 7:25 AM
21	Dog park	3/14/2022 10:45 PM
22	additional athletic fields with track	3/14/2022 1:14 PM
23	Lights on the baseball and softball fields extends available usage availability and supports summer tournament play which brings visitors into town who spend \$ at local eating establishments	3/14/2022 12:31 PM
24	Adding playgrounds	3/14/2022 12:04 PM

25	Keep agriculture alive	3/14/2022 12:02 PM
26	more and updated playground facilities for children	3/14/2022 12:01 PM
27	so many priorities to just pick 3.	3/13/2022 3:43 PM

Appendix F – ADA Self Evaluation



TOWN OF MENDON

Mendon Town Hall
20 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2312
Fax: (508) 478-8241
bosadmin@mendonma.gov

Select Board

Michael Merolli, Chair
Alejna Brugos, Vice-Chair
Brendan Chenelle
Michael Goddard
Jason Kuter

June 21, 2023

Dear Melissa Cryan:

Kevin Rudden is officially appointed as the ADA Coordinator for the Town of Mendon and is our current ADA Coordinator.

Sincerely,

Mike Merolli
Mendon Select Board Chair

**TOWN OF MENDON, MASSACHUSETTS
AMERICANS WITH DISABILITIES ACT
GRIEVANCE PROCEDURE**

Section 1: In accordance with the Americans with Disabilities Act (ADA), The Town of Mendon may not discriminate on the basis of disability against any qualified individual with a disability (QID) in the services, programs or activities it provides, in accessibility to public meetings and in its employment practices.

Section 2: In the event that a (QID) believes he/she has been discriminated against, a complaint may be filed, using the following format:

1. Complaint shall be in writing, signed by the Complainant or an authorized representative.
2. Complainant shall include Complainant's name, address and telephone, or alternative method of contact.
3. Complaint shall identify the Town Department, employee, officer or agency committing the alleged discriminatory action.
4. Complaint shall describe, in detail, the alleged discriminatory action.

Section 3: The Complaint shall be submitted, within thirty (30) days of the alleged discriminatory action, or knowledge thereof, to the appropriate ADA Coordinator:

Town of Mendon – Board of Selectmen's Office
Attn: ADA Coordinator
20 Main Street
Mendon, MA 01756

Section 4: The designated Coordinator shall investigate the Complaint and meet with the appropriate board, official or employee(s), to resolve the Complaint. Within seven (7) days after such meeting, the Coordinator shall inform the complainant of the resolution.

Section 5: Nothing in this Grievance Procedure shall preclude the Complainant from filing a complaint with: any appropriate state or federal agencies, or by the filing of a lawsuit in Federal Court.

Facility Inventory
LOCATION:

Mendon Town Beach - 45 Taft Ave

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities	Tables & Benches	Located adjacent to accessible paths Y
		Access to Open Spaces Y
		Back and Arm Rests N
		Adequate number Y
	Grills N/A	Height of Cooking Surface
	Trash Cans	Located adjacent to accessible paths
		Located adjacent to accessible paths Y
Trails	N/A	Located adjacent to accessible paths
		Located near accessible water fountains, trash can, restroom, parking, etc.
		Surface material
		Dimensions
		Rails
Swimming Facilities N/A	Pools N/A	Signage (for visually impaired)
		Entrance
		Location from accessible parking
	Beaches	Safety features i.e. warning for visually impaired
		Location from accessible path into water Project added accessible paths, waterfront not accessible due to site limitations
		Handrails x
		Location from accessible parking x
Play Areas (tot lots)	All Play Equipment i.e. swings, slides	Shade provided Y
	Access Routes	Same experience provided to all Y
		Located adjacent to accessible paths Y
Game Areas: *ballfield *basketball *tennis	Access Routes	Enough space between equipment for wheelchair Y
	Equipment	Located adjacent to accessible paths Y
		Berm cuts onto courts Y
		Height
		Dimensions
Boat Docks N/A	Access Routes	Spectator Seating
		Located adjacent to accessible paths
		Handrails
Fishing Facilities N/A	Access Routes	Located adjacent to accessible paths
		Handrails
	Equipment	Arm Rests
		Bait Shelves
		Handrails
Programming N/A	Are special programs at your facilities accessible?	Fish Cleaning Tables
		Learn-to-Swim accommodations available in accordance with ADA
		Guided Hikes
Services and Technical Assistance N/A	Information available in alternative formats i.e. for visually impaired N	Interpretive Programs
		Process to request interpretive services (i.e. sign language interpreter) for meetings

****eval includes ongoing 2022-2023 renovation work**
Existing ADA parking spaces in Taft Ave lot need to be re-striped to the correct size and are missing signs

LOCATION

PARKING			
Total Spaces		Required Accessible Spaces	
Up to 25		1 space	
26-50		2 spaces	
51-75		3 spaces	
76-100		4 spaces	
101-150		5 spaces	
151-200		6 spaces	
201-300		7 spaces	
301-400		8 spaces	
401-500		9 spaces	
Specification for Accessible Spaces	Yes	No	Comments/Transition Notes
Accessible space located closest to accessible entrance	X		
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.	X		
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle		X	need to correct parking spaces
Van space – minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.		X	"
Sign with international symbol of accessibility at each space or pair of spaces		X	need proper signage
Sign minimum 5 ft, maximum 8 ft to top of sign		X	
Surface evenly paved or hard-packed (no cracks)	X		
Surface slope less than 1:20, 5%	X		
Curbscut to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present	X		
Curbscut is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow	X		
RAMPS			
Specification	Yes	No	Comments/Transition Notes
Slope Maximum 1:12	X		new entrance ramps and railings installed in
Minimum width 4 ft between handrails	X		
Handrails on both sides if ramp is longer than 6 ft	X		
Handrails at 34" and 19" from ramp surface	X		
Handrails extend 12" beyond top and bottom	X		
Handgrip oval or round	X		
Handgrip smooth surface	X		
Handgrip diameter between 1¼" and 2"	X		
Clearance of 1½" between wall and wall rail	X		
Non-slip surface	X		
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction	X		

1 van accessible space to be added, next to driveway curb cut to provide access to sidewalk. Currently no ADA access to field or spectator area. A ramp would be required to provide access and would likely be cost prohibitive.

LOCATION

SITE ACCESS, PATH OF TRAVEL, ENTRANCES			
Specification	Yes	No	Comments/Transition Notes
Site Access			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance	X		
Disembarking area at accessible entrance	X		
Surface evenly paved or hard-packed	X		
No ponding of water	X		
Path of Travel			
Path does not require the use of stairs			Y
Path is stable, firm and slip resistant			Y
3 ft wide minimum			Y
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).			Y
Continuous common surface, no changes in level greater than 1/2 inch			Y
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane			Y
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"			Y
Curb on the pathway must have curb cuts at drives, parking and drop-offs			Y
Entrances N/A			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and <i>not</i> be the service entrance			
Level space extending 5 ft. from the door, interior and exterior of entrance doors			
Minimum 32" clear width opening (i.e. 36" door with standard hinge)			
At least 18" clear floor area on latch, pull side of door			
Door handle no higher than 48" and operable with a closed fist			
Vestibule is 4 ft plus the width of the door swinging into the space			
Entrance(s) on a level that makes elevators accessible			
Door mats less than 1/2" thick are securely fastened			
Door mats more than 1/2" thick are recessed			
Grates in path of travel have openings of 1/2" maximum			
Signs at non-accessible entrance(s) indicate direction to accessible entrance			
Emergency egress – alarms with flashing lights and audible signals, sufficiently lighted			

NOTES

LOCATION

STAIRS and DOORS			
Specification	Yes	No	Comments/Transition Notes
Stairs <i>N/A</i>			
No open risers			
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1 1/4" and 1 1/2"			
1 1/2" clearance between wall and handrail			
Doors <i>N/A</i>			
Minimum 32" clear opening	<i>x</i>		<i>*doors to ADA bathroom in beach house</i>
At least 18" clear floor space on pull side of door	<i>x</i>		
Closing speed minimum 3 seconds to within 3" of the latch	<i>x</i>		
Maximum pressure 5 pounds interior doors	<i>x</i>		
Threshold maximum 1/2" high, beveled on both sides	<i>x</i>		
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)	<i>x</i>		
Hardware minimum 36", maximum 48" above the floor	<i>x</i>		
Clear, level floor space extends out 5 ft from both sides of the door	<i>x</i>		
Door adjacent to revolving door is accessible and unlocked	<i>n/a</i>		
Doors opening into hazardous area have hardware that is knurled or roughened	<i>n/a</i>		

NOTES

LOCATION

RESTROOMS – also see Doors and Vestibules			
Specification	Yes	No	Comments/Transition Notes
5 ft turning space measured 12" from the floor	X		
At least one Sink:			
Clear floor space of 30" by 48" to allow a forward approach	X		
Mounted without pedestal or legs, height 34" to top of rim	X		
Extends at least 22" from the wall	X		
Open knee space a minimum 19" deep, 30" width, and 27" high	X		
Cover exposed pipes with insulation	X		
Faucets operable with closed fist (lever or spring activated handle)	X		
At least one Stall: <i>n/a single occupancy bathroom</i>			
Accessible to person using wheelchair at 60" wide by 72" deep	X		
Stall door is 36" wide	X		
Stall door swings out	X		
Stall door is self closing			
Stall door has a pull latch			
Lock on stall door is operable with a closed fist, and 32" above the floor	X		
Coat hook is 54" high			
Toilet			
18" from center to nearest side wall	X		
42" minimum clear space from center to farthest wall or fixture	X		
Top of seat 17"-19" above the floor	X		
Grab Bars			
On back and side wall closest to toilet			<i>need to install grab bars in ADA bathroom</i>
1 1/4" diameter			
1 1/2" clearance to wall			
Located 30" above and parallel to the floor			
Acid-etched or roughened surface			
42" long			
Fixtures			
Toilet paper dispenser is 24" above floor	X		
One mirror set a maximum 38" to bottom (if tilted, 42")	X		
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor	X		

NOTES

regular beach bathrooms are not accessible. Beach House has 3rd staff bathroom that is also the ADA bathroom. Upgrades in 2014-2018 have addressed many issues, still need to install grab bars in bathroom.

LOCATION

FLOORS, DRINKING FOUNTAINS, TELEPHONES			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Floors N/A			
Non-slip surface			
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored			
Corridor width minimum is 3 ft			
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor			
Drinking Fountains N/A			
Spouts no higher than 36" from floor to outlet			
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
Telephones N/A			
Highest operating part a maximum 54" above the floor			
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
SIGNS, SIGNALS, AND SWITCHES N/A			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Switches, Controls and Signs			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
Signs			
Mounting height must be 60" to centerline of the sign			
Within 18" of door jamb or recessed			
Letters and numbers at least 1/4" high			
Letters and numbers raised .03"			
Letters and numbers contrast with the background color			

NOTES

LOCATION

SWIMMING POOLS – accessibility can be via ramp, lifting device, or transfer area N/A			
Specification	Yes	No	Comments/Transition Notes
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			<i>should explore feasibility of accessible access down to water/portable ramp</i>
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

LOCATION

SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use N/A			
Specification	Yes	No	Comments/Transition Notes
Stalls 36" by 60" minimum, with a 36" door opening			
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			

LOCATION

PICNICKING			
Specification	Yes	No	Comments/Transition Notes
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access	X		
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.	X		
Top of table no higher than 32" above ground	X		
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions	X		
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter	X		

Facility Inventory
LOCATION:

Grover Field - 8 Colonial Drive

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities N/A	Tables & Benches	Located adjacent to accessible paths
		Access to Open Spaces
		Back and Arm Rests
		Adequate number
	Grills	Height of Cooking Surface
	Trash Cans	Located adjacent to accessible paths
		Located adjacent to accessible paths
Trails N/A		Located near accessible water fountains, trash can, restroom, parking, etc.
		Surface material
		Dimensions
		Rails
		Signage (for visually impaired)
Swimming Facilities N/A	Pools	Entrance
		Location from accessible parking
		Safety features i.e. warning for visually impaired
	Beaches	Location from accessible path into water
		Handrails
		Location from accessible parking
		Shade provided
Play Areas (tot lots) N/A	All Play Equipment i.e. swings, slides	Same experience provided to all
	Access Routes	Located adjacent to accessible paths
		Enough space between equipment for wheelchair
Game Areas: *ballfield *basketball *tennis	Access Routes	Located adjacent to accessible paths
		Berm cuts onto courts
	Equipment	Height
		Dimensions
		Spectator Seating
Boat Docks N/A	Access Routes	Located adjacent to accessible paths
		Handrails
Fishing Facilities N/A	Access Routes	Located adjacent to accessible paths
		Handrails
	Equipment	Arm Rests
		Bait Shelves
		Handrails
Programming N/A	Are special programs at your facilities accessible?	Fish Cleaning Tables
		Learn-to-Swim
		Guided Hikes
		Interpretive Programs
Services and Technical Assistance N/A	Information available in alternative formats i.e. for visually impaired	
		Process to request interpretive services (i.e. sign language interpreter) for meetings

Location needs ADA parking. Accessible sidewalk along road.

No ADA access down onto field, spectator seating not accessible

LOCATION

PARKING			
Total Spaces		Required Accessible Spaces	
Up to 25		1 space	On Street parking/ ADA space to be added near field
26-50		2 spaces	
51-75		3 spaces	
76-100		4 spaces	
101-150		5 spaces	
151-200		6 spaces	
201-300		7 spaces	
301-400		8 spaces	
401-500		9 spaces	
Specification for Accessible Spaces	Yes	No	Comments/Transition Notes
Accessible space located closest to accessible entrance			
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.			
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle			
Van space – minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.			
Sign with international symbol of accessibility at each space or pair of spaces			
Sign minimum 5 ft, maximum 8 ft to top of sign			
Surface evenly paved or hard-packed (no cracks)			
Surface slope less than 1:20, 5%			
Curbscut to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present			
Curbscut is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow			
RAMPS			
Specification	Yes	No	Comments/Transition Notes
Slope Maximum 1:12			
Minimum width 4 ft between handrails			
Handrails on both sides if ramp is longer than 6 ft			
Handrails at 34" and 19" from ramp surface			
Handrails extend 12" beyond top and bottom			
Handgrip oval or round			
Handgrip smooth surface			
Handgrip diameter between 1 1/4" and 2"			
Clearance of 1 1/2" between wall and wall rail			
Non-slip surface			
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction			

I van accessible space to be added, next to driveway curb cut to provide access to sidewalk. Currently no ADA access to field or spectator area. A ramp would be required to provide access and would likely be cost prohibitive.

LOCATION

SITE ACCESS, PATH OF TRAVEL, ENTRANCES			
Specification	Yes	No	Comments/Transition Notes
Site Access			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance		X	<i>proposed parking space would provide partial access to sidewalk above and adjacent to field for spectator access. Playing field is located in a basin below grade and is currently not accessible.</i>
Disembarking area at accessible entrance	X		
Surface evenly paved or hard-packed	X		
No ponding of water	X		
Path of Travel			
Path does not require the use of stairs	X		
Path is stable, firm and slip resistant	X		
3 ft wide minimum	X		
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).	X		
Continuous common surface, no changes in level greater than 1/2 inch	X		
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane	X		
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"	X		
Curb on the pathway must have curb cuts at drives, parking and drop-offs	X		
Entrances N/A			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and not be the service entrance			
Level space extending 5 ft. from the door, interior and exterior of entrance doors			
Minimum 32" clear width opening (i.e. 36" door with standard hinge)			
At least 18" clear floor area on latch, pull side of door			
Door handle no higher than 48" and operable with a closed fist			
Vestibule is 4 ft plus the width of the door swinging into the space			
Entrance(s) on a level that makes elevators accessible			
Door mats less than 1/2" thick are securely fastened			
Door mats more than 1/2" thick are recessed			
Grates in path of travel have openings of 1/2" maximum			
Signs at non-accessible entrance(s) indicate direction to accessible entrance			
Emergency egress – alarms with flashing lights and audible signals, sufficiently lighted			

NOTES

LOCATION

STAIRS and DOORS			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Stairs <i>N/A</i>			
No open risers			
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1 1/4" and 1 1/2"			
1 1/2" clearance between wall and handrail			
Doors <i>N/A</i>			
Minimum 32" clear opening			
At least 18" clear floor space on pull side of door			
Closing speed minimum 3 seconds to within 3" of the latch			
Maximum pressure 5 pounds interior doors			
Threshold maximum 1/2" high, beveled on both sides			
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)			
Hardware minimum 36", maximum 48" above the floor			
Clear, level floor space extends out 5 ft from both sides of the door			
Door adjacent to revolving door is accessible and unlocked			
Doors opening into hazardous area have hardware that is knurled or roughened			

NOTES

LOCATION

RESTROOMS – also see Doors and Vestibules See Below			
Specification	Yes	No	Comments/Transition Notes
5 ft turning space measured 12" from the floor			
At least one Sink:			
Clear floor space of 30" by 48" to allow a forward approach			
Mounted without pedestal or legs, height 34" to top of rim			
Extends at least 22" from the wall			
Open knee space a minimum 19" deep, 30" width, and 27" high			
Cover exposed pipes with insulation			
Faucets operable with closed fist (lever or spring activated handle)			
At least one Stall:			
Accessible to person using wheelchair at 60" wide by 72" deep			
Stall door is 36" wide			
Stall door swings out			
Stall door is self closing			
Stall door has a pull latch			
Lock on stall door is operable with a closed fist, and 32" above the floor			
Coat hook is 54" high			
Toilet			
18" from center to nearest side wall			
42" minimum clear space from center to farthest wall or fixture			
Top of seat 17"-19" above the floor			
Grab Bars			
On back and side wall closest to toilet			
1 1/4" diameter			
1 1/2" clearance to wall			
Located 30" above and parallel to the floor			
Acid-etched or roughened surface			
42" long			
Fixtures			
Toilet paper dispenser is 24" above floor			
One mirror set a maximum 38" to bottom (if tilted, 42")			
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor			

NOTES

Current bathroom facilities are a single portable toilet unit located adjacent to the field. Not ADA accessible. A 2nd ADA compliant unit could be located at the street level.

LOCATION

FLOORS, DRINKING FOUNTAINS, TELEPHONES			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Floors N/A			
Non-slip surface			
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored			
Corridor width minimum is 3 ft			
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor			
Drinking Fountains N/A			
Spouts no higher than 36" from floor to outlet			
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
Telephones N/A			
Highest operating part a maximum 54" above the floor			
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
SIGNS, SIGNALS, AND SWITCHES N/A			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Switches, Controls and Signs			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
Signs			
Mounting height must be 60" to centerline of the sign			
Within 18" of door jamb or recessed			
Letters and numbers at least 1/4" high			
Letters and numbers raised .03"			
Letters and numbers contrast with the background color			

NOTES

LOCATION

SWIMMING POOLS – accessibility can be via ramp, lifting device, or transfer area N/A			
Specification	Yes	No	Comments/Transition Notes
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

LOCATION

SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use N/A			
Specification	Yes	No	Comments/Transition Notes
Stalls 36" by 60" minimum, with a 36" door opening			
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			

LOCATION

PICNICKING N/A			
Specification	Yes	No	Comments/Transition Notes
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access			
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.			
Top of table no higher than 32" above ground			
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions			
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter			

Facility Inventory
LOCATION:

Memorial Field/Veterans Park Complex - 29 & 25 Millville Rd

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities	Tables & Benches	Located adjacent to accessible paths N
		Access to Open Spaces Y
		Back and Arm Rests N
		Adequate number Y
	Grills N/A	Height of Cooking Surface
	Trash Cans	Located adjacent to accessible paths
		Located adjacent to accessible paths Y
		Located adjacent to accessible paths N
Trails	Veteran's Park walking trail	Located near accessible water fountains, trash can, restroom, parking, etc. Y
		Surface material millings
		Dimensions
		Rails N/A
		Signage (for visually impaired) N
Swimming Facilities N/A	Pools	Entrance
		Location from accessible parking
		Safety features i.e. warning for visually impaired
	Beaches	Location from accessible path into water
		Handrails
		Location from accessible parking
		Shade provided
Play Areas (tot lots)	All Play Equipment i.e. swings, slides	Same experience provided to all Y
	Access Routes	Located adjacent to accessible paths N
		Enough space between equipment for wheelchair Y
Game Areas: *ballfield *basketball *tennis	Access Routes	Located adjacent to accessible paths Y
		Berm cuts onto courts Y
	Equipment	Height
		Dimensions
		Spectator Seating Y
Boat Docks N/A	Access Routes	Located adjacent to accessible paths
		Handrails
Fishing Facilities N/A	Access Routes	Located adjacent to accessible paths
		Handrails
	Equipment	Arm Rests
		Bait Shelves
		Handrails
		Fish Cleaning Tables
Programming N/A	Are special programs at your facilities accessible?	Learn-to-Swim
		Guided Hikes
		Interpretive Programs
Services and Technical Assistance N/A	Information available in alternative formats i.e. for visually impaired	
	Process to request interpretive services (i.e. sign language interpreter) for meetings	

**Need to add accessible paths from parking to bathrooms, playground, and parks building
need to add ADA van accessible parking spaces with signage (Millville Lot, Veteran's Lot,
Taft Lot**

LOCATION

PARKING			
Total Spaces		Required Accessible Spaces	
Up to 25		1 space	
26-50		2 spaces <i>Around 100 spaces available,</i>	
51-75		3 spaces <i>need to add 4-5 ADA spaces</i>	
76-100		4 spaces	
101-150		5 spaces	
151-200		6 spaces	
201-300		7 spaces	
301-400		8 spaces	
401-500		9 spaces	
Specification for Accessible Spaces	Yes	No	Comments/Transition Notes
Accessible space located closest to accessible entrance	X		
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.	X		
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle		X	<i>need to correct parking spaces</i>
Van space – minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.		X	"
Sign with international symbol of accessibility at each space or pair of spaces		X	<i>need proper signage</i>
Sign minimum 5 ft, maximum 8 ft to top of sign		X	
Surface evenly paved or hard-packed (no cracks)		X	
Surface slope less than 1:20, 5%		X	
Curbscut to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present		X	
Curbscut is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow		X	
RAMPS <i>N/A</i>			
Specification	Yes	No	Comments/Transition Notes
Slope Maximum 1:12			
Minimum width 4 ft between handrails			
Handrails on both sides if ramp is longer than 6 ft			
Handrails at 34" and 19" from ramp surface			
Handrails extend 12" beyond top and bottom			
Handgrip oval or round			
Handgrip smooth surface			
Handgrip diameter between 1 1/4" and 2"			
Clearance of 1 1/2" between wall and wall rail			
Non-slip surface			
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction			

1 van accessible space to be added, next to driveway curb cut to provide access to sidewalk. Currently no ADA access to field or spectator area. A ramp would be required to provide access and would likely be cost prohibitive.

LOCATION

SITE ACCESS, PATH OF TRAVEL, ENTRANCES			
Specification	Yes	No	Comments/Transition Notes
Site Access			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance		X	<i>need to add accessible paths from proposed parking spaces to fields/facilities</i>
Disembarking area at accessible entrance	X		
Surface evenly paved or hard-packed		X	
No ponding of water	X		
Path of Travel			
Path does not require the use of stairs			<i>need to add accessible paths from proposed parking spaces to fields/facilities</i>
Path is stable, firm and slip resistant			
3 ft wide minimum			
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).			
Continuous common surface, no changes in level greater than 1/2 inch			
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane			
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"			
Curb on the pathway must have curb cuts at drives, parking and drop-offs			
Entrances <i>N/A</i>			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and <i>not</i> be the service entrance			
Level space extending 5 ft. from the door, interior and exterior of entrance doors			
Minimum 32" clear width opening (i.e. 36" door with standard hinge)			
At least 18" clear floor area on latch, pull side of door			
Door handle no higher than 48" and operable with a closed fist			
Vestibule is 4 ft plus the width of the door swinging into the space			
Entrance(s) on a level that makes elevators accessible			
Door mats less than 1/2" thick are securely fastened			
Door mats more than 1/2" thick are recessed			
Grates in path of travel have openings of 1/2" maximum			
Signs at non-accessible entrance(s) indicate direction to accessible entrance			
Emergency egress – alarms with flashing lights and audible signals, sufficiently lighted			

NOTES

LOCATION

STAIRS and DOORS			
Specification	Yes	No	Comments/Transition Notes
Stairs <i>N/A</i>			
No open risers			
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1 1/4" and 1 1/2"			
1 1/2" clearance between wall and handrail			
Doors <i>N/A</i>			
Minimum 32" clear opening	<i>x</i>		<i>*doors to bathroom facility and parks building are ADA compliant</i>
At least 18" clear floor space on pull side of door	<i>x</i>		<i>no other public buildings on site</i>
Closing speed minimum 3 seconds to within 3" of the latch	<i>x</i>		
Maximum pressure 5 pounds interior doors	<i>x</i>		
Threshold maximum 1/2" high, beveled on both sides	<i>x</i>		
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)	<i>x</i>		
Hardware minimum 36", maximum 48" above the floor	<i>x</i>		
Clear, level floor space extends out 5 ft from both sides of the door	<i>x</i>		
Door adjacent to revolving door is accessible and unlocked	<i>n/a</i>		
Doors opening into hazardous area have hardware that is knurled or roughened	<i>n/a</i>		

NOTES

LOCATION

RESTROOMS – also see Doors and Vestibules <i>See Below</i>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
5 ft turning space measured 12" from the floor	X		
At least one Sink:			
Clear floor space of 30" by 48" to allow a forward approach	X		
Mounted without pedestal or legs, height 34" to top of rim	X		
Extends at least 22" from the wall	X		
Open knee space a minimum 19" deep, 30" width, and 27" high	X		
Cover exposed pipes with insulation	X		
Faucets operable with closed fist (lever or spring activated handle)	X		
At least one Stall:			
Accessible to person using wheelchair at 60" wide by 72" deep	X		
Stall door is 36" wide	X		
Stall door swings out	X		
Stall door is self closing	X		
Stall door has a pull latch	X		
Lock on stall door is operable with a closed fist, and 32" above the floor	X		
Coat hook is 54" high	X		
Toilet			
18" from center to nearest side wall	X		
42" minimum clear space from center to farthest wall or fixture	X		
Top of seat 17"-19" above the floor	X		
Grab Bars			
On back and side wall closest to toilet	X		
1 1/4" diameter	X		
1 1/2" clearance to wall	X		
Located 30" above and parallel to the floor	X		
Acid-etched or roughened surface	X		
42" long	X		
Fixtures			
Toilet paper dispenser is 24" above floor	X		
One mirror set a maximum 38" to bottom (if tilted, 42")		X	no mirrors at facility
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor	X		

NOTES

Current bathroom facilities are a single portable toilet unit located adjacent to the field. Not ADA accessible. A 2nd ADA compliant unit could be located at the street level.

LOCATION

FLOORS, DRINKING FOUNTAINS, TELEPHONES			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Floors N/A			
Non-slip surface			
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Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
SIGNS, SIGNALS, AND SWITCHES N/A			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
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Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
Signs			
Mounting height must be 60" to centerline of the sign			
Within 18" of door jamb or recessed			
Letters and numbers at least 1/4" high			
Letters and numbers raised .03"			
Letters and numbers contrast with the background color			

NOTES

LOCATION

SWIMMING POOLS – accessibility can be via ramp, lifting device, or transfer area N/A			
Specification	Yes	No	Comments/Transition Notes
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

LOCATION

SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use N/A			
Specification	Yes	No	Comments/Transition Notes
Stalls 36" by 60" minimum, with a 36" door opening			
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			

LOCATION

PICNICKING			
Specification	Yes	No	Comments/Transition Notes
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access	X		*specific to Pavilion area, need accessible path and parking to access
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.	X		
Top of table no higher than 32" above ground	X		
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions	X		
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter	X		

Mendon Open Space Inventory - 2023

Open Space Property with trails	Trails	Parking	ADA	Other criterion on the MA Inventory Sheets
Meadow Brook Woods	Natural trails of varying widths with rocks, roots and hills	3 unpaved parking spaces on Park St. and 3 unpaved parking spaces on Asylum St.	Not ADA accessible without damaging the integrity of the open space	NA
Meadow Brook Uplands	Natural trails of varying widths with rocks, roots and hills	3 unpaved parking spaces on Kinsley Lane	Not ADA accessible without damaging the integrity of the open space	NA
Mendon Town Forest	Natural trails of varying widths with rocks, roots and hills	Gravel parking lot with 12 spaces on Millville St.	Not ADA accessible without damaging the integrity of the open space	NA
Inman Hill Wildlife Conservation Area	Natural trails of varying widths with rocks, roots and hills	Unpaved parking area with 5 spaces on Inman Hill Rd.	Not ADA accessible without damaging the integrity of the open space	NA

ADA Transition Plan - 2023			
OBSTACLE	CHANGES NEEDED	DEADLINE DATE	PERSON RESPONSIBLE
Town Beach Staff Bathroom - no grab bars	install grab bars	Sept. 2023	Park & Rec Dir
Evaluate the viability and purchase of a beach wheel chair and sand ramp for use by patrons	Make evaluation, create ramp and purchase a beach wheel chair	June 2024	Park & Rec Dir
Beach parking ADA spaces are not to code	Re-stripe, correct ADA spaces and install proper signage	Sept. 2023	Park & Rec Dir
\$10,000 in CPA funds were approved in 2013 to install paved walkways at the park facility. Unfortunately, this project has become more complicated as it ties in with larger capital issues in the parking lot and drainage issues.	Obtain quotes and pave ADA paths from playground to bathroom, parking to bathrooms, walkway to rear door of classroom building from ADA space.	Oct. 2023	Park & Rec Dir
Grover field ADA space difficult to see	re-stripe ADA spaces in conjunction with other parking improvements	Mar. 2024	Park & Rec Dir
ADA spaces needed for Millville Rd. and Veteran's Field lots	Pave ADA parking spaces for these parking lots	May 2024	Park & Rec Dir
Open space ADA access is lacking	More work is needed in this area. The Town is working on the development of Senior/Affordable housing at 52 Providence Street. This will abut a large open space parcel and is adjacent to the Senior Center. This property is an ideal candidate for paved ADA accessible trails and ADA parking. Grant funding may be available to create an ADA path.	Dec. 2025	Affordable Housing Coord., ADA Coord. and Senior Center Director

Appendix G – Public Comments & Letters



1 Mercantile Street – Suite 520
Worcester, MA 01608
P: 508.756.7717 F: 508.792.6818
www.cmrpc.org

June 20, 2023

Melissa Cryan
Division of Conservation Services
Executive Office of Energy and Environmental Affairs
100 Cambridge St., Ste. 900
Boston, MA 02114

RE: Town of Mendon 2023 Open Space and Recreation Plan

Dear Ms. Cryan;

The Central Massachusetts Regional Planning Commission (CMRPC) is writing this letter in support of the Town of Mendon and its recently completed 2023 Open Space & Recreation Plan. The Town and its Open Space and Recreation Committee (Committee) are to be commended for their hard work putting this Plan together.

The authors have done a very thorough job and the final document appears compliant with the standards for such plans as promulgated by your office. Mendon has recognized the need to balance new development with the need to protect open space and the desire to maintain a healthy community with a rural and historic character.

Mendon's Open Space and Recreation Plan will provide the Town with the specific guidance and action steps needed to accomplish its goals and objectives. These goals and objectives, which have been informed by significant community input, are clearly laid out in this plan. This plan also recognizes the need to develop partnerships, utilize available funding resources and improve collaboration to make its goals and objectives a reality.

Many of these partnerships are currently being pursued by the Conservation Commission and Planning Board. The Town of Mendon will be well-served by having a State-approved Open Space and Recreation Plan to plan for its recreation facilities and programs, as well as to preserve and protect its valuable open spaces and natural resources. While these plans are helpful in providing Mendon with a comprehensive analysis of the larger region, this OSRP will significantly help the Town due to the amount of local knowledge that it includes.



TOWN OF MENDON

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bosadmin@mendonma.gov

Select Board

Michael Merolli, Chair
Alejna Brugos, Vice-Chair
Brendan Chenelle
Michael Goddard
Jason Kuter

June 21, 2023

Dear Ms. Cryan,

I received a copy of the 2023-2030 Mendon Open Space and Recreation Plan and have reviewed it the final draft. The goals express the interests and needs of the Mendon residents as expressed in surveys, interviews, and meetings. The timeliness is ideal because the town has almost completed the Mendon Master Plan.

Sincerely,

Michael Merolli
Select Board, Chair

Carl Hommel
Chair



Susan Cahalan
Vice Chair

TOWN OF MENDON
CONSERVATION COMMISSION

20 Main Street

Mendon, Massachusetts 01756
Phone: (508) 634-6898 Fax: (508) 478-8241
Email: concom@mendonma.gov

mendonma.gov/conservation-commission

July 13, 2023

Dear Ms. Cryan,

The Mendon Conservation Commission has reviewed the final draft of the 2023-2030 Mendon Open Space and Recreation Plan. The goals express our interest in a responsible promotion and development of the natural resources of Mendon, and for the protection of town watershed resources. It will be a useful guide for the Commission to use in its deliberations.

Thanks,

Carl Hommel
Conservation Commission Chair

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
Jay Krauss

TOWN OF MENDON

PLANNING BOARD
Mendon Town Hall
18 Main Street
Mendon, Massachusetts 01756
Telephone: (508) 473-2679

June 28, 202

Melissa Cryan
Division of Conservation Services
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, # 900
Boston, MA 02114

Dear Ms. Cryan,

I received a copy of the 2023-2030 Mendon Open Space and Recreation Plan and have reviewed the final draft. The Planning Board is at the final stages of developing a Mendon Master Plan. This Mendon Open Space and Recreation Plan dovetails very well with the goals in the Mendon Master Plan. Many of the questions on the master plan questionnaire were directly related to open space and recreation and therefore essential information for the OSRP. This will be a useful guide for the board to use when making decisions on future development.

Sincerely,


William Ambrosino
PB Chairman