

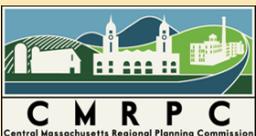


Town of Mendon Master Plan

Adopted 09.18.2023



Photo: Vista overlooking Megan Court



Prepared with support from the
Central Massachusetts Regional Planning Commission

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Town of Mendon Master Plan 2023

A comprehensive Master Plan prepared with technical assistance from the Central Massachusetts Regional Planning Commission (CMRPC) and funding from the Town of Mendon, the Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA), and the CMRPC District Local Technical Assistance (DLTA) program.

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Mendon Master Plan *Executive Summary* 2023

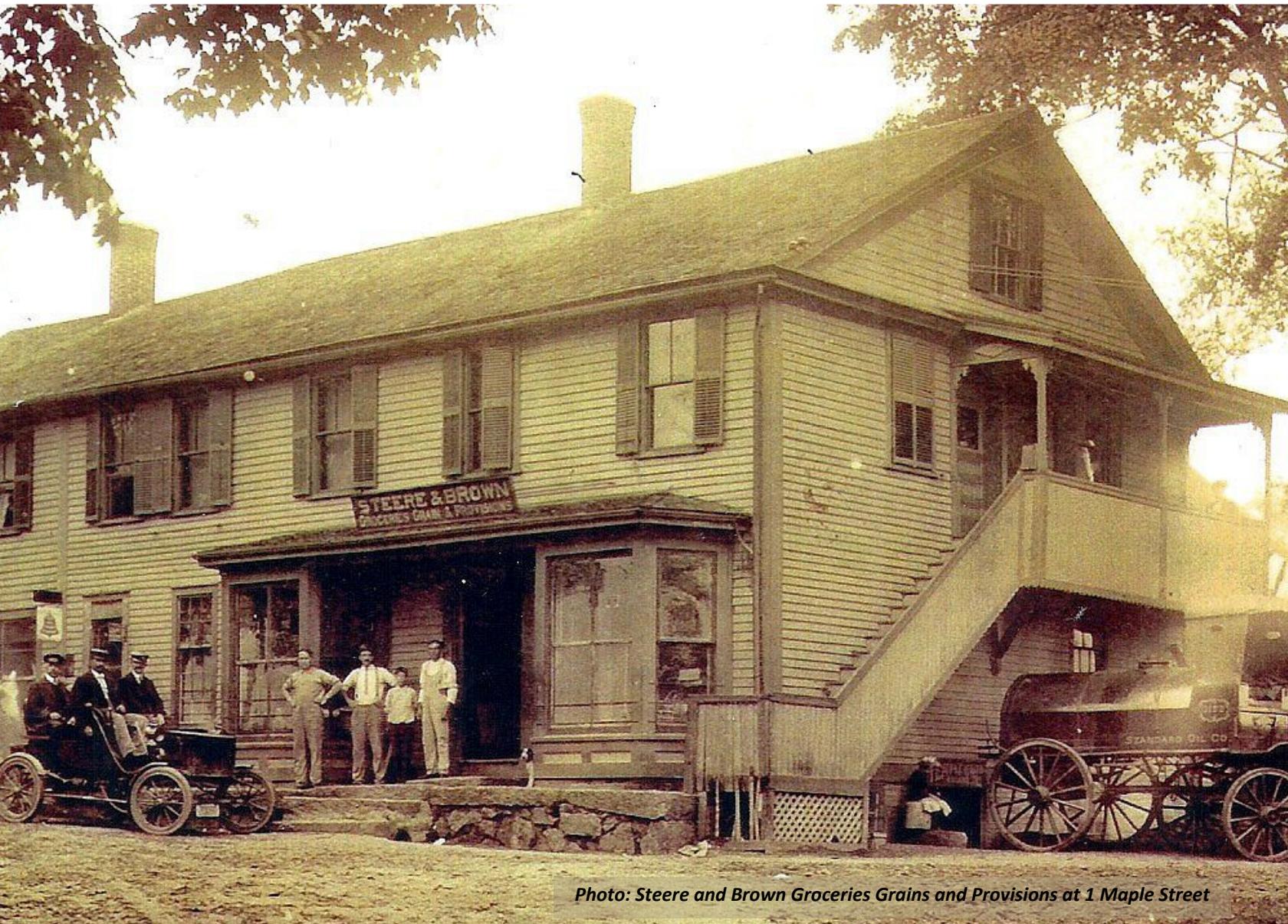


Photo: Steere and Brown Groceries Grains and Provisions at 1 Maple Street



Prepared with support from the
Central Massachusetts Regional Planning Commission

Glossary

Policy

A statement of principles that underlies a plan's overall strategy and directs decision-making.

Vision Statement

A statement that describes a community's long-term aspirations based on shared purpose and values. Expresses uniqueness and standards of excellence, focusing on people and quality of life. Provides a framework or hook upon which to hang ideas or information. The foundation that supports more specific goals and objectives.

Goal

A general statement about desirable future conditions the community seeks to achieve to realize its vision for the future.

Objective

A statement of specific and measurable outcomes in furtherance of a certain goal; a condition that must be attained to accomplish a goal.

Action Item

A task carried out within a specific timeframe as part of the strategy to achieve an outcome; a directive intended to guide the implementation of objectives.





Community Overview

Mendon is known for its small-town rural character, its abundant agricultural history, and its strong sense of community. Featuring historic houses, churches, open fields, and attractions like Southwick's Zoo and the Mendon Twin Drive-In, Mendon remains a popular place to visit from neighboring towns. Mendon is located 30 miles southwest of Boston and 17 miles southeast of Worcester, in southeastern Worcester County.

Incorporated in 1667, Mendon is the second oldest town in Worcester County. Shortly after its incorporation, Mendon underwent a period of rebuilding and resettlement following King Philip's War and the destruction it brought to the town's infrastructure. In the 19th century, Mendon became an early center of the Industrial Revolution. Mendon farmers and merchants sold their products to far-reaching markets via the Blackstone Canal.

Mendon residents acknowledge that balancing growth and preservation will be essential for sustainable growth. This master plan was created to ensure that the Town of Mendon can meet the needs of current and future residents. This long-range strategic plan was designed for and by community members. It is a roadmap to guide municipal policies, investments, and decision-making over the coming decades. The goals and strategies detailed in the plan are designed to advance a common vision for the Town as defined by those who call Mendon home.

This Master Plan's goals are realistic and attainable, but their achievement will require collective effort, dedication, and cooperation. We look forward to working together to make our common vision a reality.

What is a Master Plan?

A Master Plan is a long-range strategic plan for a community. It captures the vision of where the community wants to be at some point in the future and identifies strategies a town can undertake to advance that vision.

Massachusetts General Law (MGL) 41, Section 81D requires planning boards to prepare Master Plans for the communities they serve. The Town of Mendon undertook its master planning process in accordance with MGL.

This Master Plan was created by Mendon residents and is a statement of how the community would like to navigate development, economy, and society. The plan is a product of local effort and input. It summarizes community preferences and should be used to guide town leadership and

voters in crucial decisions regarding spending, infrastructure projects, and zoning.

This Master Plan presents an opportunity for Mendon residents to unite around a common vision for the community. Many of its recommendations are interdisciplinary and will “take a village” to implement. The implementation matrix at the end of this plan provides timelines, priorities, and resources for recommendations.

It is important to note that in Massachusetts, Master Plans do not create, mandate, or implement anything. This plan is a roadmap based on conditions, preferences, and information at the time of plan publication. It is expected that the needs of Mendon will evolve and crystalize over the lifespan of this Plan.



Photo: Mendon Town Hall and Mendon Center Historic District

Community Engagement

The 2023 Mendon Master Plan is a product of the thoughts, opinions, experiences, and dreams of Mendon residents. The planning process began in 2013 but stalled during narrative development. The 2023 Master Plan represents a continuation of this initial planning process. Planning resumed in 2021 with an emphasis on community involvement. The final plan provides a roadmap for the achievement of our common vision for Mendon's future.

Outreach Tools

The Master Plan community engagement strategy was designed to fit the needs of Mendon residents. The strategy included surveys in 2014, 2021, and 2022 and Visioning Workshops in 2013 and 2014. The plan was released for public input in April of 2023, supported by media outreach, a webpage, and flyers. From April 2021 to April 2023, the Mendon Master Plan Steering Committee hosted monthly open meetings to encourage participation from the community. The input residents provided throughout the process was foundational to the Master Plan and helped inform the plan's vision, goals, objectives, and strategies.



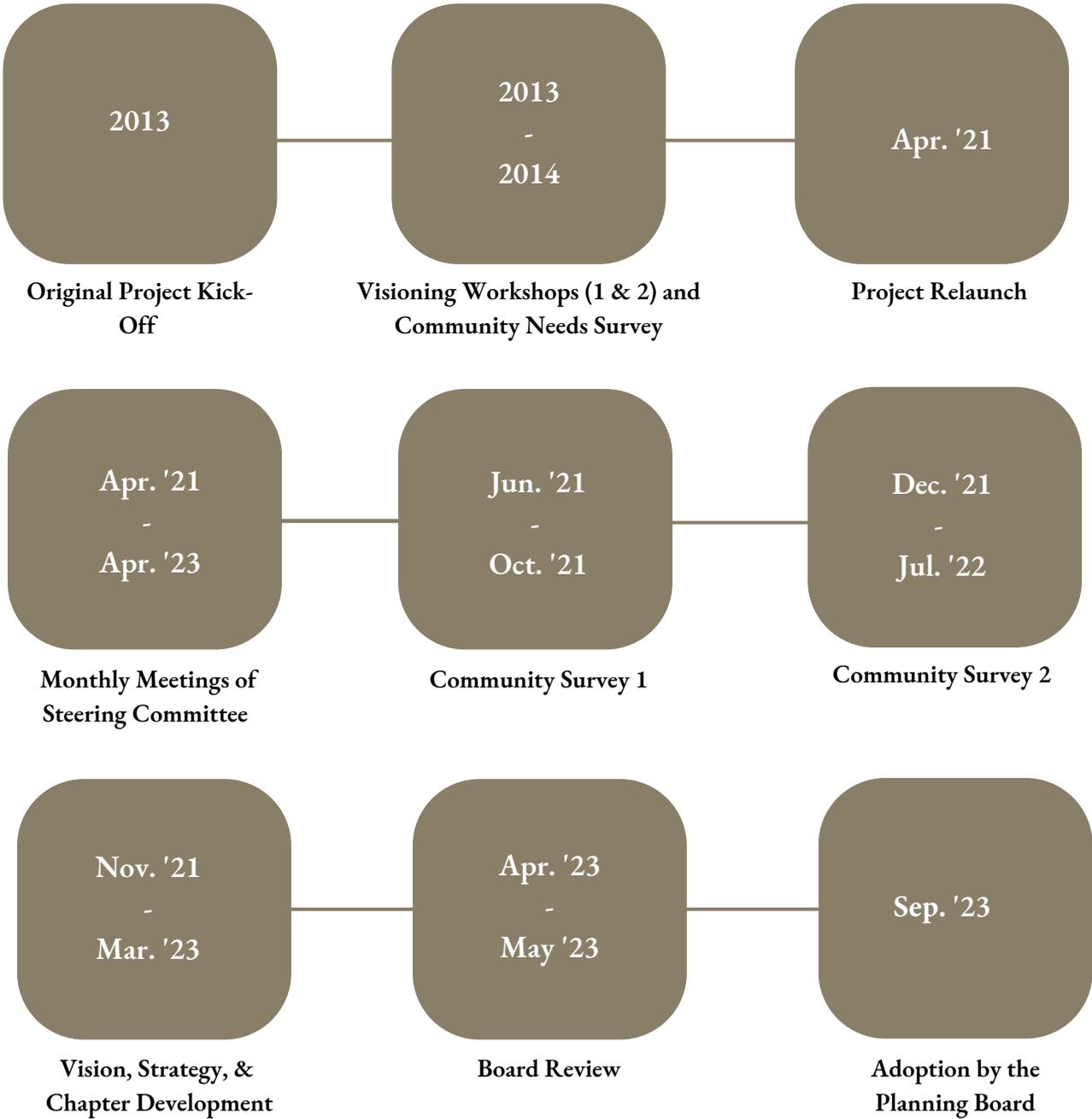
Photo: Mendon Town Hall



Photo: Survey Flier. The Committee conducted three surveys and two workshops over the course of the planning process.

Timeline

The following timeline identifies major developments and milestones throughout the Master Plan process.





Vision Statement

The Town of Mendon takes great pride in honoring our past while planning for a bright future. Our small-town atmosphere, agricultural character and heritage, beautiful open spaces, high-performing schools, and sense of community are the attributes that make Mendon a wonderful place to live.

Mendon's strategic planning informs our decisions for commercial, industrial, and residential growth. As a community, we will invest in improving our infrastructure and environmental resiliency, build upon our strong education system, and strengthen our economy while preserving our open spaces and small-town feel.

We will prioritize the wellness of our residents, employees, and resources to create a welcoming and thriving environment for all. We seek to encourage Mendon's residents, business owners, and leaders to work together to develop a community and culture that is rooted in respect and involvement. With this in mind, we hope to create a sense of community that encourages residents to participate in the shared purpose of improving the quality of life for current and future residents. We are hopeful and excited for Mendon's next chapter.

Key Facts

Mendon's population was 6,228 in 2020. The population is projected to grow to 6,400 residents in 2040.



The largest industries in Mendon by number of employees are "Retail Trade" and "Educational Services."



The quality of Mendon-Upton schools played a part in attracting 60% of surveyed residents to Mendon.



The median single-family home sales price in 2021 was \$504,000. Most residences in town are single-family homes.



Mendon's median household income is \$126,806, significantly higher than county and state averages.



The median monthly rent in Mendon is \$1,510 according to the American Community Survey.



Mendon has an affordable housing rate of 1.9%, well below the 10% mandate from the state.



The largest employers in Mendon by number of employees are the public schools, Southwick's Zoo, and Imperial Cars.



The median age in Mendon is 45.5 years old, significantly higher than surrounding communities and national and state averages.



Eighty-four percent of Mendon residents commute to work by car. The average commute is 33 minutes.



Population & Housing

Mendon has a shortage of affordable housing to support its growing senior population.

Mendon is an affluent, rural-suburban community. Over ninety percent of the housing in town is single-family homes. Mendon typically has a zero percent rental vacancy rate, which presents challenges for people who need to downsize, are experiencing divorce, just graduated, or are not ready to purchase their own home.

Housing affordability is a critical issue for Mendon. There is a severe shortage of affordable housing, with about two percent of units deed-restricted for low and moderate-income households. Mendon lacks housing for small households and seniors, a key concern given the town's aging population. In the past, Mendon residents have opposed multi-family and affordable housing due to fears of property tax rate increases and the desire to maintain Mendon's small-town character.

There are several constraints to housing development in Mendon, including steep slopes, wetlands, floodplains, watershed protection areas, and Priority Habitats for rare, threatened, and endangered species.

Mendon has several options to increase its housing stock while maintaining its small-town feel. Smart Growth policies and zoning changes should be used to encourage compact design and a mix of building types and uses, and to preserve open space, farmland, and natural beauty. Improving municipal capacity, resources, and advocacy to support housing production will also be essential. Mendon should continue progress on the Town's Housing Production Plan and improve the transportation infrastructure to accommodate anticipated housing and population growth.

To improve resiliency and provide for its growing senior population, Mendon should encourage a range of housing options to diversify costs, types, accessibility, and tenure. The Town should prioritize meeting the requirements of MGL Chapter 40B to meet local affordable housing demands.



Photo: Ammidon Tavern, Mendon Center Historic District, c. 1745

Population & Housing Goals

The Population and Housing goals of this Master Plan are:

Goal 1

Take a proactive approach to traditional and emergent issues in housing policy.

Goal 2

Ensure that new housing development reflects Mendon's small-town feel, rural character, and agricultural heritage.

Goal 3

Maintain a housing stock of diverse and well-distributed housing types that meet the needs of families and individuals.

Goal 4

Work towards compliance with the affordable housing thresholds established by M.G.L. Chapter 40B.

Goal 5

Improve infrastructure to support future housing development and its impacts on the community.

Open Space, Recreation, & Natural Resources

Mendon residents value the town's rural character and abundant natural resources.

Mendon is located almost entirely within the Blackstone watershed. The land is composed of rolling hills and fields. Roughly twenty percent of the land has been designated as "prime farmland" soil by the USDA. Many plants and animals reside in Mendon and contribute to its biodiversity, including at least six endangered species.

Recreational spaces in Mendon provide active and passive recreation opportunities. The Town contains parks, a town beach, athletic fields and facilities, conservation and wildlife preservation areas, and bodies of water. Working collaboratively, the Town of Mendon and other parties have preserved more than 19 miles of interconnected trails on 800 acres of land.

Mendon Town Forest, Cormier Woods, Inman Hill Wildlife Conservation Area & Quissett Wildlife Management Area (WMA), and Meadowbrook Uplands are among the town's important open space resources.

Local environmental challenges include flooding, stormwater management, well droughts, invasive species, impacts from climate change, and septic issues. A recent increase in the number of impervious surfaces, septic system floods, and hazardous chemicals threaten aquatic ecosystems. Low Impact Development strategies will help preserve water quality and aquatic habitats in Mendon. Local agriculture has been in decline in the Town due to rising land costs.

Open space opportunities include athletic field improvements, interconnected walking paths, and town beach improvements. To address the loss of farmland, the Town can use Community Preservation Act funds or Chapter 61A "right-of-first-refusal" to protect or purchase vulnerable farmlands. There is also the opportunity to create a Commission on Disability to help create accessible open spaces.



Quissett WMA consists of 425 acres open to the public for fishing, hunting, trapping, hiking, and wildlife. It is accessible through Quissett Hill Road (shown above).

Open Space, Recreation, & Natural Resources Goals

The Open Space and Recreation goals of this Master Plan are:

Goal 1

Maintain Mendon's rural character by preserving important natural features, scenic views, and agricultural resources.

Goal 2

Ensure an adequate supply of safe drinking water for current and future residents.

Goal 3

Minimize negative impacts of development on natural resources, open spaces, and biodiversity.

Goal 4

Expand access to areas for passive and active recreation.

Goal 5

Expand safe opportunities for walking and cycling.

Historical & Cultural Resources

Mendon is filled with historic and cultural assets that residents wish to preserve and promote.



In Mendon, significant opportunities exist for historical and cultural preservation. The town contains a great many historic buildings, scenic locations, and attractions, as well as a deep sense of community. Forests, farms, places of worship, small businesses, libraries, historic cemeteries, historic districts, and homes characterize the landscape. These historic sites span from the seventeenth century to today.

Mendon has two districts listed on the National Register of Historic Places: the Mendon Center Historic District and the North Avenue Rural Historic District. There are currently four local historic districts in town: the Mendon Center Local Historic District, the Taft Homestead Local Historic District, the Washington Street District, and the Jotham Hayward Homestead District.

Residents value Mendon's historic, architectural, aesthetic, and cultural heritage. Culturally significant locations include Founder's Park, Town Center, Town Hall, and Nipmuc Pond.

Historical and cultural preservation faces several challenges such as municipal policies and limitations in staffing, community support, collaboration between stakeholders, and homeowner resources.

Mendon can use zoning and federal, state, and local resources to maintain historic buildings and fund historic preservation. Adaptive reuse of historical buildings can bring these structures into modern use. Improving community engagement capacity, and creating guidelines to regulate development, are critical to integrating preservation and planning.

Photo: Mendon Historical Museum. The Museum is located at 15 Hastings Street. It houses historical artifacts and documents about Mendon's history and curated exhibits set up in each of the rooms. The property was bequeathed to the Mendon Historical Society by former society President Berneta (Lowell) DeVries. The property belonged to the Lowell family for generations.

Historical & Cultural Resources Goals

The Historical and Cultural Resources goals of this Master Plan are:

Goal 1

Ensure the protection of historical buildings and historical landscapes.

Goal 2

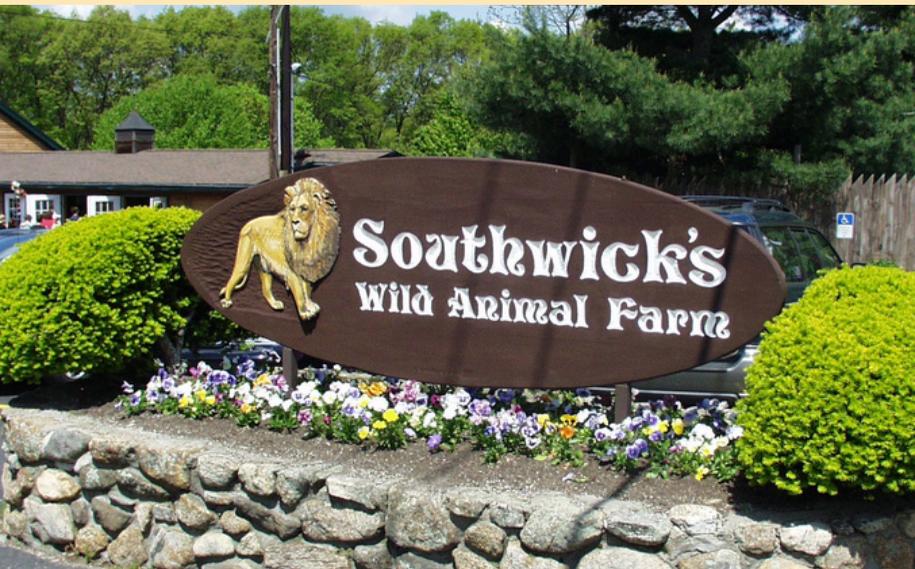
Improve Mendon's planning processes and practices to better preserve Mendon's heritage.

Goal 3

Provide adequate cultural opportunities for Mendon residents and visitors of all ages and abilities.

Economic Development

Residents seek to preserve Mendon's character while engaging in responsible economic development.



Located near major transportation routes and with access to some of the region's largest markets, Mendon is a convenient place to live or own a business. Interstate 495 is located a short drive to the east, and the Worcester-Providence Turnpike is located to the west.

Mendon's economic base is primarily residential, with commercial and light industrial uses contributing just six percent of property tax revenue. Non-residential uses cluster along Route 16 & Route 140. There are 262 businesses in town that employ 1,855 workers. Educational Services and Retail Trade employ the largest number of workers.

Mendon has a high median household income, a low unemployment rate, and a high percentage of workers employed by private companies. The town has a single tax rate. To preserve rural character amidst development pressures, Mendon has a Right to Farm bylaw that encourages agriculture, promotes agricultural economic opportunities, and protects farmland by allowing agricultural uses to operate with minimal conflict with Town agencies.

To encourage economic development, the Town should consider hiring a full-time Town Planner and at least a part-time economic development coordinator who collaborates with nearby towns and regional organizations, identifies funding opportunities, and tracks business leads. Mendon can encourage economic development by promoting more frequent engagement between the Planning Board, the Economic Development Committee, and the business community, advancing a unified vision for development. Supportive strategies include utilizing Smart Growth, Low-Impact Development, and Mixed-Use development, updating zoning laws to support home occupations, and replacing select Special Permit requirements with Site Plan Review to diversify the tax base.

Photo: Southwick's Zoo is one of Mendon's major economic drivers. The largest zoo in New England, it has been a part of Mendon's commercial landscape since the 1960s.

Economic Development Goals

The Economic Development goals of this Master Plan are:

Goal 1

Take a proactive and responsive approach to economic development that supports existing businesses and encourages new ones.

Goal 2

Ensure business development is consistent with Mendon's small-town and rural character.

Goal 3

Grow and diversify the tax base to promote a fiscally-sound future.

Goal 4

Ensure Mendon's infrastructure does not impede and can support desirable economic development.

Goal 5

Support and expand ecotourism initiatives that drive economic development centered on Mendon's natural spaces and agricultural areas.

Town Services & Facilities

Mendon residents value the quality town services and facilities that keep the community running smoothly.

Mendon has an Open Town Meeting form of government with an elected five-member Select Board as its executive branch and an appointed Town Administrator. There are many town boards, committees, and non-profits that work closely with the municipal government.

Because Mendon has limited development and tax revenue, services must be evaluated each year for fiscal impact. Residents want municipal services and facilities to run smoothly under a sustainable budget. Mendon strives to achieve these competing needs by carefully staffing Town departments, especially through part-time and multi-role workers, volunteers, and workers shared with other towns.

Public services provided by the Town include Town Hall services, the Library, the Senior Center, the Town Beach, Mendon Upton Regional Schools, public safety, and public works departments.

The Town of Mendon does not provide public wastewater disposal. Most Mendon homes are on private leach fields, cesspools, and tight tanks; however, a few properties on the Hopedale border are directly connected to Hopedale's sewer lines. Most water users in Mendon rely on private water sources.

Trash and recycling collection, internet, and cable are all provided by private companies. Limited areas of Mendon have natural gas service, including parts of the Route 16 corridor and some residential subdivisions near Bates Street.

Like every small town, Mendon faces funding and service constraints. Of central concern are the current limitations on water and sewer services. The expansion of these services would allow desirable businesses business development.



Photo: Original Taft Public Library. The Library was established in 1881 with a gift of \$1000 from Mrs. William R. Huston in memory of her brother, Putnam W. Taft. The building now serves as the Mendon Historical Museum.

Town Services & Facilities Goals

The Town Services & Facilities goals of this Master Plan are:

Goal 1

Deliver high-quality municipal services that meet the needs of Mendon's population.

Goal 2

Maintain the quality of municipal buildings, public school facilities, and other town facilities.

Goal 3

Maintain and enhance town-owned infrastructure.

Goal 4

Ensure that the regional school district provides a high-quality education.

Goal 5

Enhance the resiliency and sustainability of town services and facilities.

Transportation

Mendon residents have a short commute to Worcester and Providence. The Town is conveniently located for companies requiring access to major corridors.

Route 16 serves as Mendon's major east-west roadway and primary commercial corridor. Challenges related to the thoroughfare include speeding, congestion, and inadequate infrastructure for pedestrians and bicycles. In 2023, Route 16 is slated for multi-modal transportation improvements including reconstruction using Complete Streets techniques to calm traffic and promote walkability.

Through the community engagement process, residents expressed concern over traffic and speeding. Pedestrian and cyclist safety is also of concern, with residents calling for improved sidewalks to accommodate an aging population. Currently, the town's transportation infrastructure does not support multi-modal transportation. Residents heavily depend upon personal vehicles for their mobility needs. Complete Streets improvements are a significant way in which Mendon can improve its infrastructure for walkers and cyclists.

Dedicated lanes and bike racks and a more comprehensive and well-maintained pedestrian and cycling networks will support alternatives to personal vehicle use. Such multi-modal improvements would provide residents with greater access to local businesses and services, especially those that are disabled or who cannot afford a car. This would also improve safety for residents, including the youth and elderly, and support patronage of local businesses.

To enhance its transportation network and promote multi-modal transportation, Mendon can continue to implement its Complete Streets policy, upgrade and repair ramps, and investigate the potential for ride-sharing services, public transportation, and electric vehicle infrastructure. These steps will help to create a more robust and accessible transportation network for all residents.



Photo: Mendon Fire Station. Constructed in 1950, the building now serves the Police Department.

Transportation Goals

The Transportation goals of this Master Plan are:

Goal 1

Improve the safety and accessibility of Mendon's transportation system for drivers, cyclists, and pedestrians.

Goal 2

Enhance cyclist and pedestrian infrastructure and access.

Goal 3

Plan for the impacts that future trends will have on Mendon's transportation system.

Land Use

Mendon residents seek a proactive approach to land use policy that preserves natural landscapes and resources.

Since its founding, Mendon has remained an agricultural and residential community. Mendon is a "Country Suburb" and commuter town, where those who work in Worcester, Providence, or Boston can benefit from living in a rural and family-friendly community. The town's land use patterns feature a central area for municipal buildings and commerce, with the outskirts of the town dominated by agricultural uses.

Mendon has seen a decline in small-scale agricultural production and a growth in the number of residential units. Hartford Avenue East and West, Route 16, and Route 140 serve as important connectors between business areas and neighboring communities, while also handling local traffic. Mendon's residential areas follow low-density development patterns. Commercial development is mostly concentrated along transportation routes.

Mendon faces several land use challenges, including a lack of public water and sewer infrastructure, till-based soils with poor drainage, prevalent wetlands, and accommodating anticipated population growth.

Zoning efforts should limit building in key areas while steering development towards areas such as North Avenue and Route 16. Mendon should consider establishing a Mixed-Use district that allows higher density and encourages business and residential uses that foster a lively town center and enhance the sense of community and quality of life.

Low-Impact Development techniques should be used to balance development, climate resiliency, and natural resources. This could include shared parking and Sustainable and Cluster Development bylaws. Mendon could benefit from water and sewer infrastructure that enables desired types of development.

Mendon's transportation system can be improved by updating the zoning bylaws to require multi-modal connections between neighborhoods and commercial areas. Connected neighborhoods encourage economic development and support existing businesses.

Land Use Goals

The Land Use goals of this Master Plan are:

Goal 1

Take a proactive and responsive approach to emergent land use policy developments.

Goal 2

Identify key areas for specific types of development in town and create mechanisms to encourage development in those areas.

Goal 3

Preserve and protect the town's natural landscapes and resources, open space, and agricultural heritage in a manner that is fiscally sound.

Goal 4

Ensure adequate infrastructure for essential and desired services, now and in the future.

Goal 5

Enhance and maintain the physical appearance of the town.



Town of Mendon
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Mendon, MA 01756
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Introduction

In April 2021, Mendon residents convened to form a Master Plan Steering Committee (MPSC). Charged with creating a roadmap to guide Mendon's future, the MPSC embarked on a community-driven planning process. Facilitated by the Central Massachusetts Regional Planning Commission (CMRPC), the effort builds upon master planning efforts in 2013 and 2014 that did not reach fruition.

From April 2021 to April 2023, the MPSC, residents, and CMRPC worked to develop the Master Plan plan. This document represents Mendon's first long-range comprehensive Master Plan in the Town's history.

The Master Plan provides a vision, goals, and strategies to inform policies and investments for the coming decades. The recommendations are based on resident preferences, needs, and hopes for the future of the town. The Master Plan includes eight chapters that are designed to align with and meet the thematic requirements prescribed by Massachusetts Law:

- Population and Housing
- Land Use
- Economic Development
- Open Space, Recreation, and Natural Resources
- Historical and Cultural Resources
- Transportation
- Town Services and Facilities
- Implementation Plan

These topics are cross-cutting. The respective chapters examine issues traditionally associated with each topic, as well as how the topics and subtopics impact each other. The end of each chapter contains a summary of the thematic goals and recommendations. An Implementation Matrix is also included as an addendum to the plan.

Prior Planning

Blackstone Valley Prioritization, 2012

The 2012 Blackstone Valley Prioritization Project was a regional planning initiative led by CMRPC. It brought together 13 towns in the Blackstone River Valley to identify priorities for land preservation and economic development. The report categorized Mendon as a "Country Suburb" lacking a significant village center and compact neighborhoods. This type of community has plentiful vacant land and could see population growth and subdivision development on previously undeveloped open space.

Open Space & Recreation Plan, 2013

The 2013 OSRP was designed to serve as a comprehensive guide to preserve critical parcels of land for resource protection and passive recreation enjoyment, balanced with providing active recreational facilities to meet the needs of a growing population. The plan reflects the vision of residents, the expertise of the town boards, and the analysis of collected data.

Municipal Vulnerability Preparedness Plan, 2019

In 2019, Mendon participated in an MVP planning process and developed a preparedness plan. The Town undertook a community-driven planning process to identify key climate-related hazards, vulnerabilities, and strengths, develop adaptation actions, and prioritize next steps.

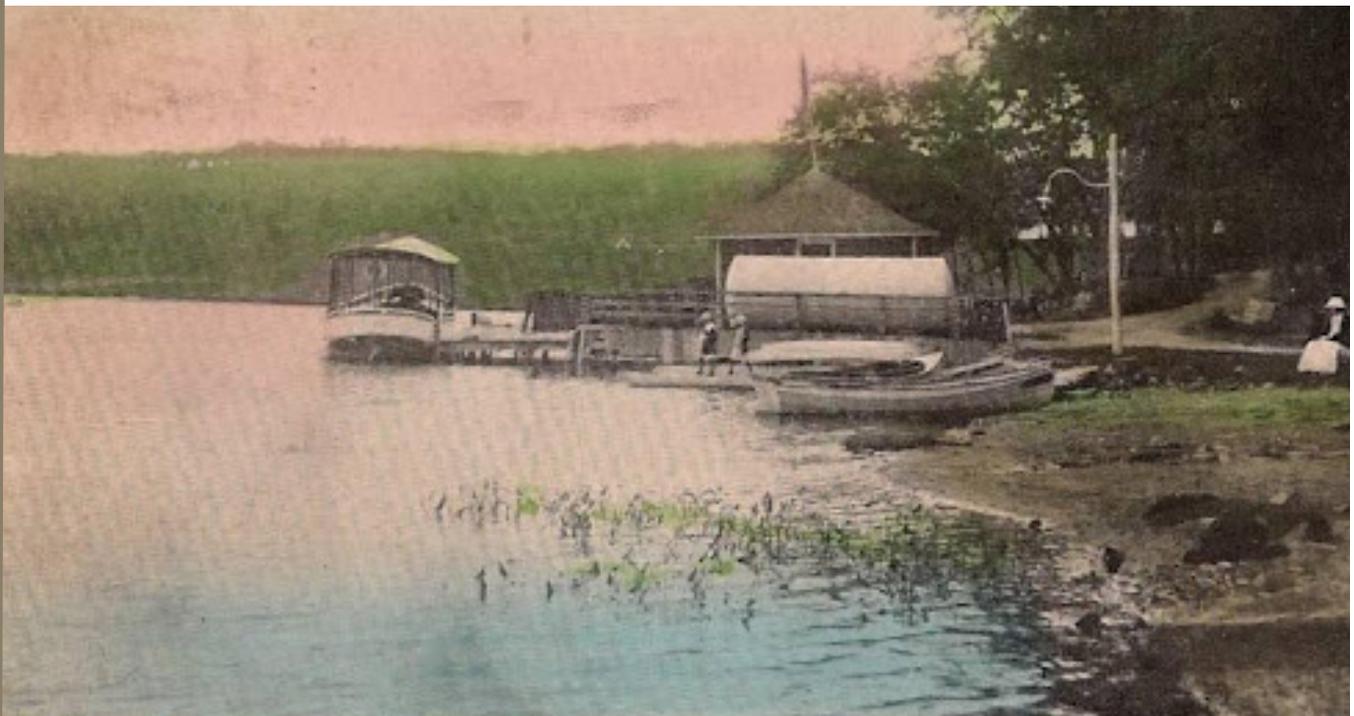


Photo: Boat Landing, Lake Nipmuc Park

Housing Production Plan, 2019

Between 2018 and 2019, Mendon worked with CMRPC to develop Housing Production Plan. At the time of Plan publication, Mendon's Subsidized Housing Inventory consisted of only forty units or 1.9 percent of the total housing stock. The Town was 158 units short of the Chapter 40B SHI target of ten percent. The HPP provided a plan for meeting this goal through the production of sixteen affordable units annually for the next decade.

Local Rapid Recovery Plan, 2021

The Local Rapid Recovery Program was established during the COVID-19 pandemic to stabilize and grow local economies in Massachusetts. Mendon's LRRP plan focused on the Route 16 corridor, which stretches from Imperial Cars to the Mendon Twin Drive-In. Mendon's LRRP identifies strategies to attract new businesses, improve infrastructure, make existing businesses more attractive, and enhance administrative capacity.

Historic District Expansion Study, 2022

In 2017, Mendon established the Mendon Center District and the Taft Homestead Districts, joining over 220 local historic districts in Massachusetts. The bylaws associated with these districts allow for improved preservation efforts and more appropriate development patterns. The Historic District Expansion Study recommended the creation of two additional historic districts. The report emphasized the need to balance the preservation of historical resources with the desire for commercial growth.



Photo: Mendon Town Forest. The Forest is located in the Southwestern corner of Mendon near the Millville & Uxbridge town lines.



An illustration by John Barber depicts life in Mendon in 1837. Featured in the illustration are the First Parish Unitarian Church and Baptist Church. Mendon Unitarian Church.

Population & Housing

Introduction

This chapter assesses housing policy and population trends in Mendon. Population growth, housing development, housing affordability, and other demographic and market trends were all considered to determine recommendations. Due to the implications of housing and resident demographics on policies from land use to capital expenditures, analysis of demographic and market trends is important to other topics in this plan. A careful examination of population and housing data will provide the community with a full understanding of the population impacts of future development. **Consistent with the community's vision for development, this chapter offers strategies to support five housing goals:**

- **Goal 1:** Take a proactive approach to traditional and emerging issues in housing.
- **Goal 2:** Ensure that new housing developments reflect Mendon's small-town feel, rural character, and agricultural heritage.
- **Goal 3:** Maintain a housing stock of diverse and well-distributed housing types that meets the needs of families and individuals of all ages and income levels.

- **Goal 4:** Work towards compliance with affordable housing thresholds established by M.G.L. Chapter 40B.
- **Goal 5:** Improve infrastructure to support future housing development and its impacts.

These goals were developed through a robust community engagement process. Community surveys, workshops, and monthly public meetings provided residents with ongoing opportunities to help shape the goals and strategies of this chapter. Key findings from the Phase 1 Community Survey revealed that:

- From over seven hundred responses, single-family housing is the most desirable housing form at fifty-six percent support, while large-scale apartments and townhouses are the least desirable housing forms, scoring 1.6 percent and 2.6 percent, respectively.
- Housing for families and seniors is a clear priority.

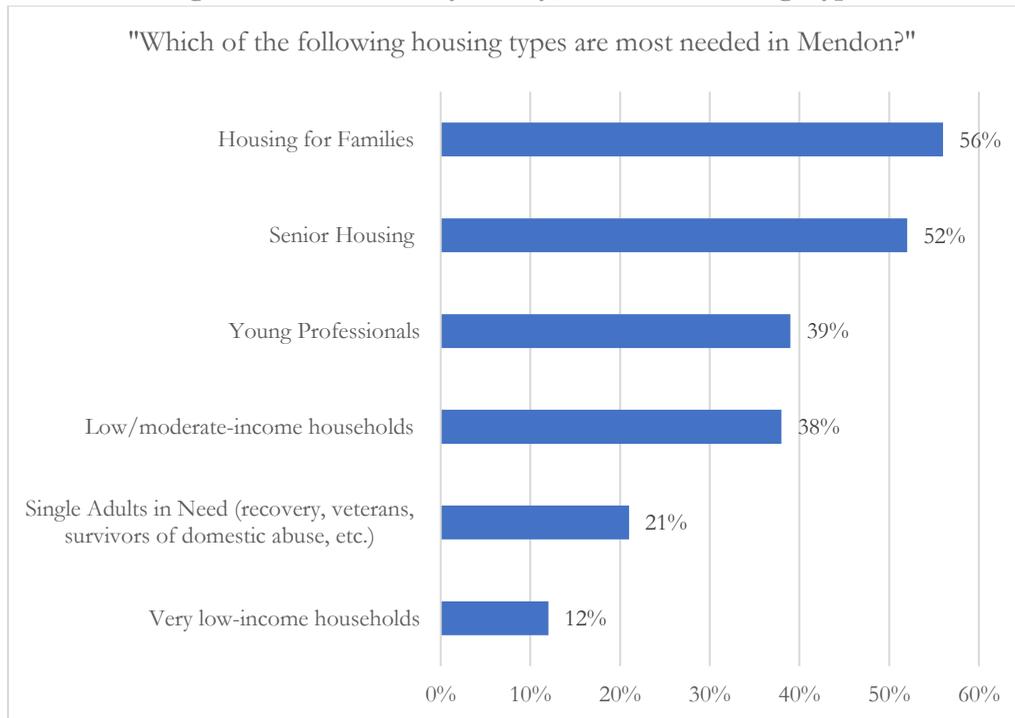
Table PH1 and Figure PH1 depict these findings. The survey asked respondents to rate the desirability of diverse housing stock options. Most respondents identified single-family housing as the most desirable option. Cottage Housing Communities are defined as small, single-family dwelling units of 800 to 1,200 square feet in size clustered around a common area, with connected backyards and a pedestrian-friendly environment. Townhouses are two to sixteen side-by-side multistory units. Pocket Neighborhoods are clustered groups of houses or apartments gathered around a shared open space, with clear shared stewardship. Small-scale apartments include any development with two to six units.

Table PH1: Community Survey, Desirability of Housing Types

Housing Style	Extremely Desirable	Very Desirable	Somewhat Desirable	Not So Desirable	Not at All Desirable
Single-family Housing	56.56%	30.62%	10.41%	1.66%	0.75%
Accessory Dwelling Units	6.51%	16.53%	40.23%	21.54%	15.19%
Cottage Housing Community	10.23%	16.03%	31.60%	22.75%	19.39%
Condominiums	3.11%	7.78%	23.95%	30.95%	34.21%
Townhouses	2.61%	9.06%	27.65%	27.50%	33.18%
Mixed-Use Residential	6.21%	16.30%	35.09%	24.84%	17.55%
Pocket Neighborhood	7.24%	14.79%	33.90%	22.96%	21.11%
Small-scale Apartments	2.76%	10.29%	26.11%	27.96%	32.87%
Large-scale Apartments	1.69%	2.16%	8.78%	27.43%	59.94%
Tiny Houses	6.75%	11.96%	35.89%	24.08%	21.32%

Source: Phase 1 Community Survey, 2021

Figure PH1 Community Survey, Need for Housing Types



Source: Phase 1 Community Survey, 2021

This chapter will analyze the current demographics, housing stock, market trends, issues, and opportunities facing Mendon today and in the future with the above findings in mind. It will conclude with a discussion of goals and actions for Mendon to pursue the preferences, needs, and goals of residents.

State, Regional, and Local Trends

Massachusetts has identified a need to aggressively pursue housing development to meet the demands of population growth. The recent Department of Housing and Community Development Housing Choice program set a goal of producing 17,000 new housing units statewide per year between 2017 and 2025.¹ Analysis shows that Massachusetts needs to produce around 500,000 new housing units by 2040 to “maintain the existing levels of employment without accommodating any significant job growth.”² This means that housing production will continue to be a key priority facing Massachusetts and Mendon for the coming decades. If work-from-home trends continue, housing needs may no longer be decided strictly by place of employment. Increases in home values, supply chain issues, and construction costs also impact housing production. The following market and population trends inform this chapter’s recommendations.

Summary of Key Population Trends

- The Mendon population has grown by approximately 1,000 residents since 2010.

¹ Mass.gov. n.d. Housing Choice Initiative. <https://www.mass.gov/orgs/housing-choice-initiative>

² Massachusetts Housing Partnership. 2019. <https://www.mhp.net/>

Summary of Key Population Trends

- The Mendon population has grown by approximately 1,000 residents since 2010.
- Mendon's 60 to 69-year-old population has grown significantly while the 35 to 49-year-old population has declined since 2010.
- The median age of forty-five years old is significantly higher than in neighboring areas.

Summary of Key Housing Trends

- Multi-family housing has been built at a slower rate than single-family housing. The limited supply of rental units drives up rental prices for existing units and cost-burdens residents.
- Accessory dwelling units may provide additional options for the generation of affordable housing units. They also provide a way for multi-generational families to live together.
- New housing development has slowed since the early 2000s.

Summary of Key Market Trends

- Forty-eight units were built from 2010-2019, compared to 414 from 2000-2009.
- Mendon lacks vacancies in rental housing.
- The median sale price of a single-family home in 2021 was \$504,000.
- The median monthly rent in Mendon is \$1,510.
- Mendon's Subsidized Housing Inventory is significantly lower than neighboring communities.

Prior Planning and Engagement Efforts

As a small town, Mendon has had limited opportunities to engage in large-scale planning efforts. Several studies in recent decades have laid out substantial visions for Mendon's housing and land use.

MAPC housing needs assessments for Massachusetts communities

This report from the Metropolitan Area Planning Council reviewed housing data from 2000 to 2010. MAPC reported that the total number of households in Mendon increased by two hundred, or eleven percent from 2000 to 2010, while the average household size stayed at about three members. In the same period, Mendon's non-white population grew by fifty percent. In 2010, twenty-eight percent of homeowners and thirty-nine percent of renters were considered cost-burdened, and nine percent were

Existing Population Conditions

The following data provides a snapshot of Mendon’s current population. Data such as lifecycle groups and population growth can be used to plan for future housing needs. The Existing Population Conditions section captures the full population of Mendon and its needs.

Historic and Projected Population Growth

It was estimated that 6,228 residents lived in Mendon in 2020 (Table PH2). Mendon’s population has grown steadily since the 1920s, with a growth rate of over twenty percent from 1950 to 2000, higher than Worcester County (Figure PH2). Population growth has slowed since 2010 and now aligns with Worcester County for the first time since 1920.

Although the growth rate has been higher than Worcester County, the population size remains significantly lower than in neighboring communities (Figure PH3).

Mendon’s population density is lower than Blackstone and Uxbridge, with just over three hundred people per square mile (Figure PH3). This population density designates Mendon as a “Rural Community.”

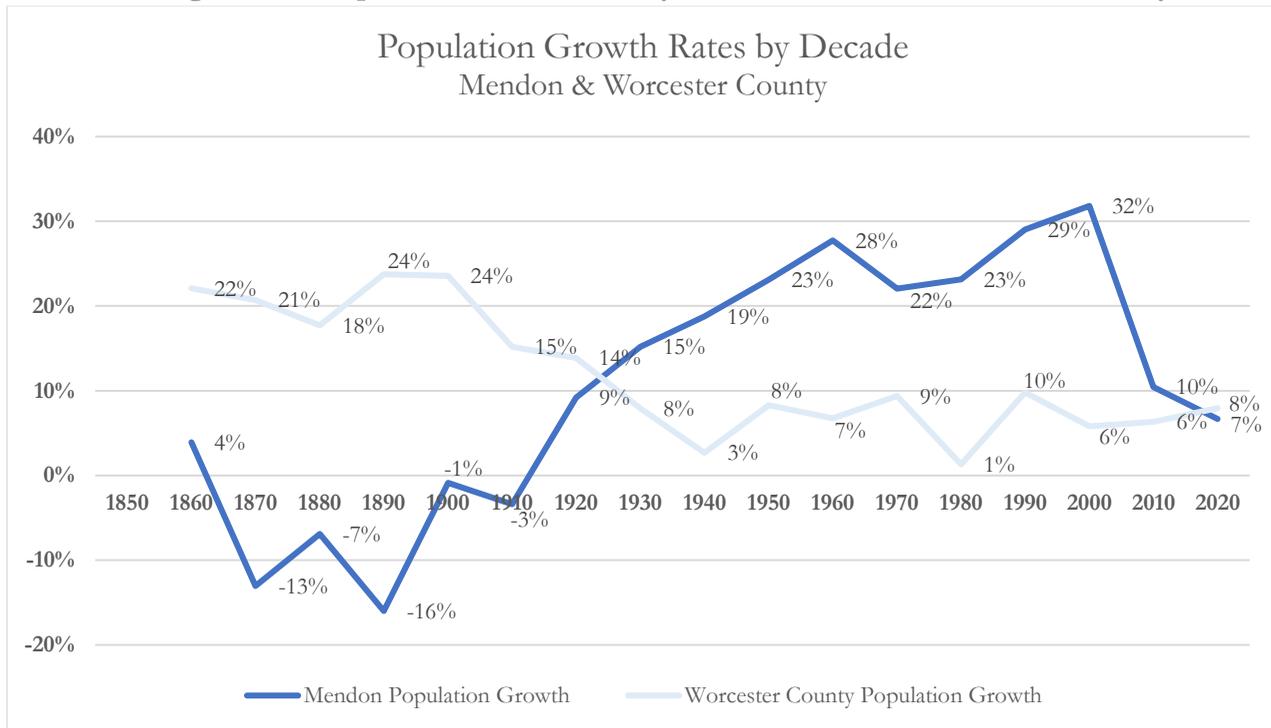
Populations projections show Mendon to be on the lower end of growth. CMRPC projects that Mendon will have 6,416 residents in 2040, representing a three percent increase from 2020 to 2040 (Figure PH5). It should be noted that COVID-19 population shifts may cause population growth if people relocate from cities.

Table PH2: Historical Population

Year	Population	Percent Change
1850	1,300	
1860	1,351	+3.9%
1870	1,175	-13.0%
1880	1,094	-6.9%
1890	919	-16.0%
1900	911	-0.9%
1910	880	-3.4%
1920	961	+9.2%
1930	1,107	+15.2%
1940	1,315	+18.8%
1950	1,619	+23.1%
1960	2,068	+27.7%
1970	2,524	+22.1%
1980	3,108	+23.1%
1990	4,010	+29.0%
2000	5,286	+31.8%
2010	5,839	+10.5%
2020	6,228	+6.7%

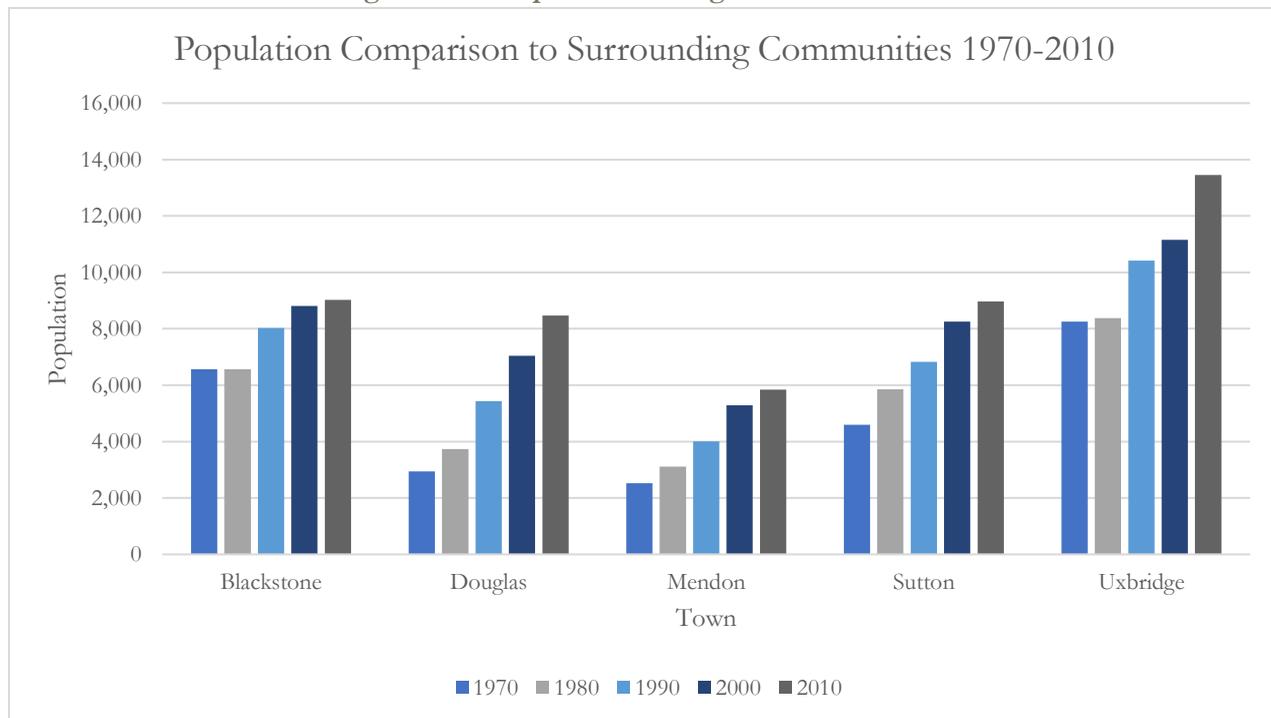
Source: US Census Bureau

Figure PH2: Population Growth Rates by Decade Mendon and Worcester County



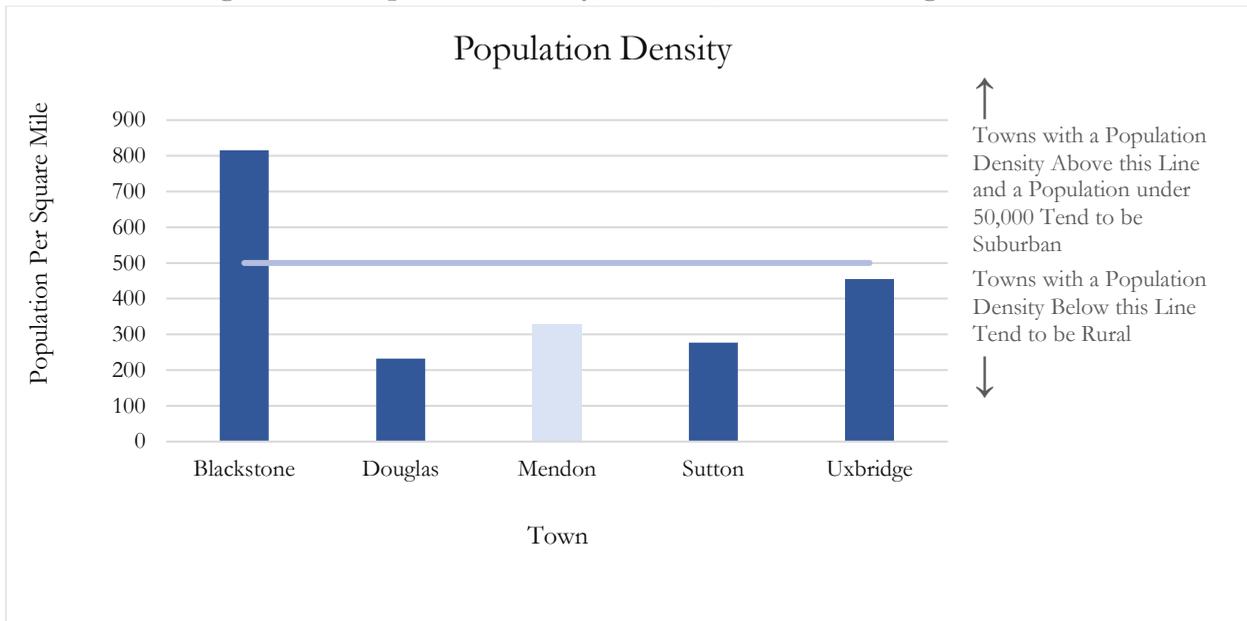
Source: U.S. Census Bureau 1850-2020

Figure PH3: Population Change Between 1970-2010



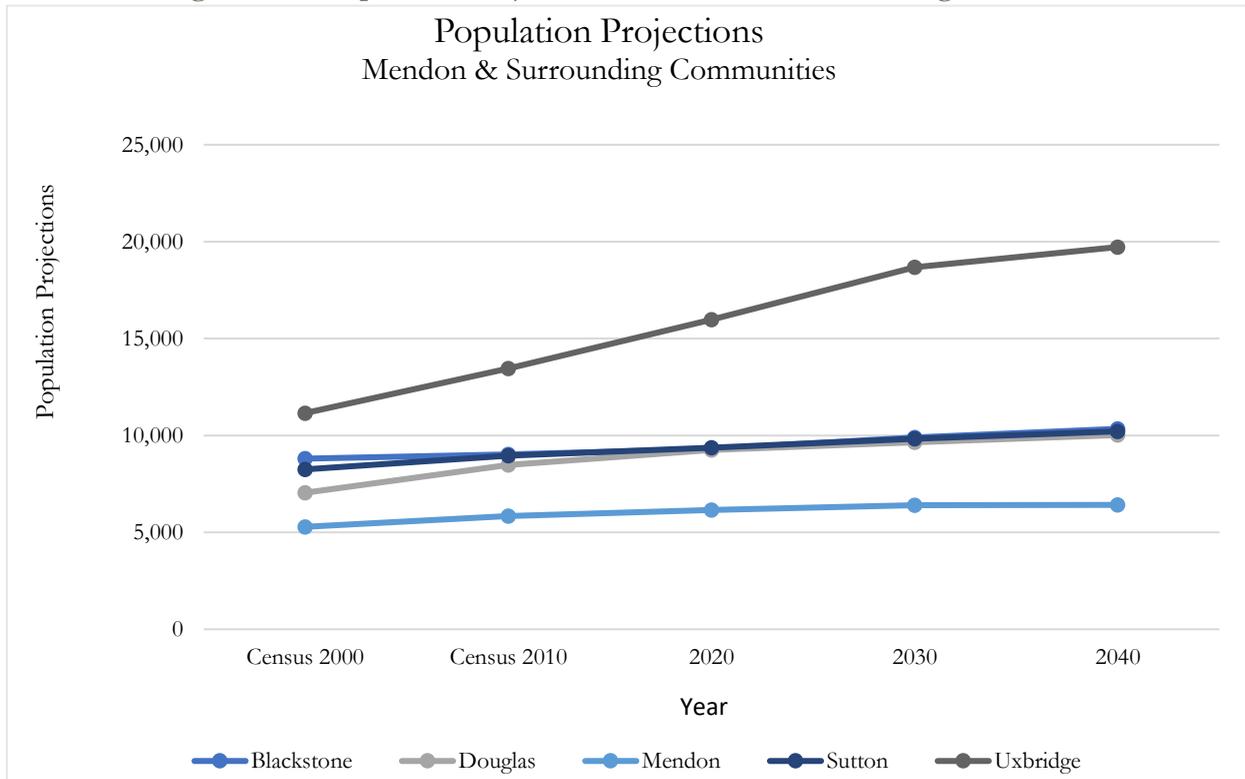
Source: Massachusetts Division of Local Services, 1970-2010

Figure PH4: Population Density, Mendon, and Surrounding Communities



Source: U.S. Census Bureau 2010

Figure PH5: Population Projections, Mendon, and Surrounding Communities



Source: U.S. Census Bureau 2000-2010, CMRPC Population Projections

Median Age

Median age is a useful indicator of how age distribution changes over time. The median age in Mendon is 45.5 years old. This is much higher than in surrounding communities (Figure PH6). It is higher than the U.S. median age of 38.2 years old and the Massachusetts median age of 39.6 years old.³ The median age has steadily increased to 45 years old in 2018. An older median age can be caused by a lack of affordable housing options for young families.

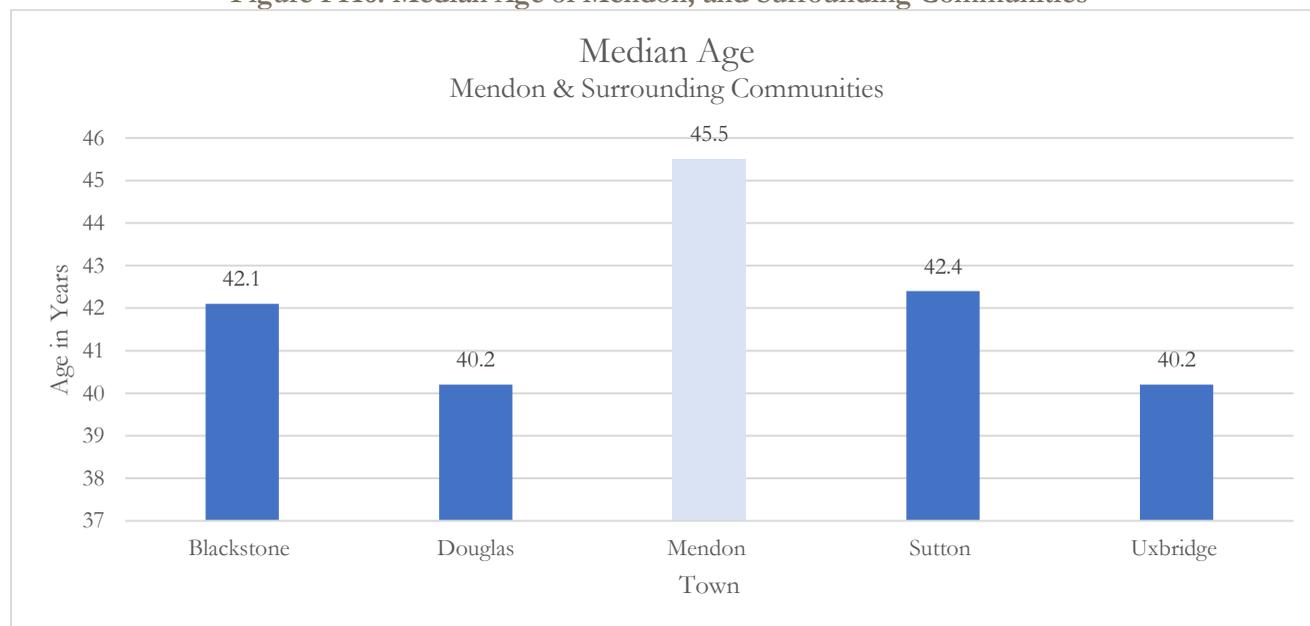
An older median age can strain housing stock as retired populations generally need smaller and less costly living options. The changing age composition of Mendon will result in a greater demand for housing suited for aging households with fewer members. The increasing median age in Mendon reflects national trends, as the Baby Boomer cohort approaches retirement age. This is an important trend to consider when planning housing development.

Table PH3: Median Age

Year	Age
2010	40.5
2011	42.1
2012	42.4
2013	43
2014	43.6
2015	44
2016	44.5
2017	44.8
2018	45
2019	43.7
2020	45.5

Source: U.S. Census Bureau, American Community Survey 2016-2020 5-year Estimates

Figure PH6: Median Age of Mendon, and Surrounding Communities



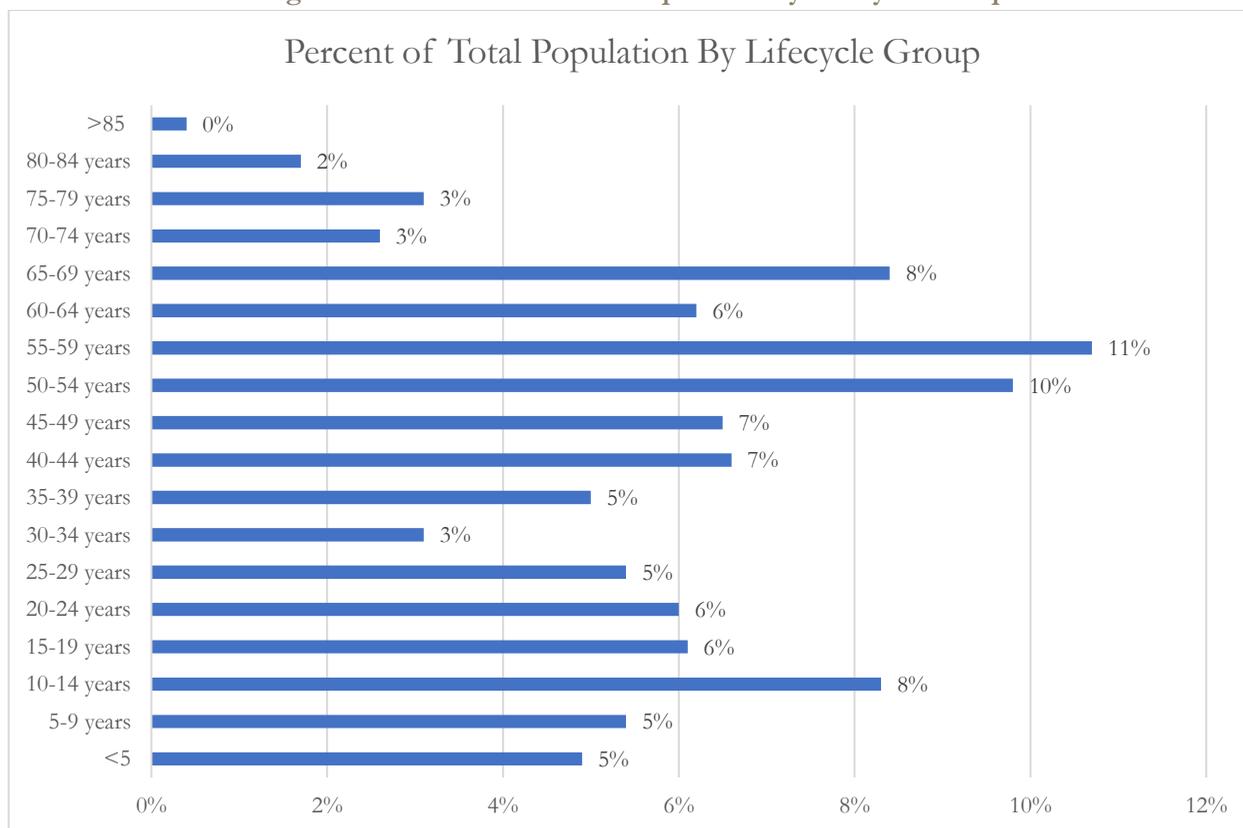
Source: American Community Survey, 2020

³ U.S. Census Bureau. Date Accessed, 2022. American Community Survey. <https://www.census.gov/>

Lifecycle Group

Lifecycle Group refers to the age cohort categories used by the United States Census to contextualize median age patterns. Estimates show that over sixty percent of the population in Mendon is older than thirty-five years old (Figure PH7). Since 2010, the number of 50 to 69-year-olds has increased significantly, and the number of 35 to 49-year-olds has decreased significantly (Figure PH8). This represents an aging population that can affect public school enrollment and the need for elderly services.

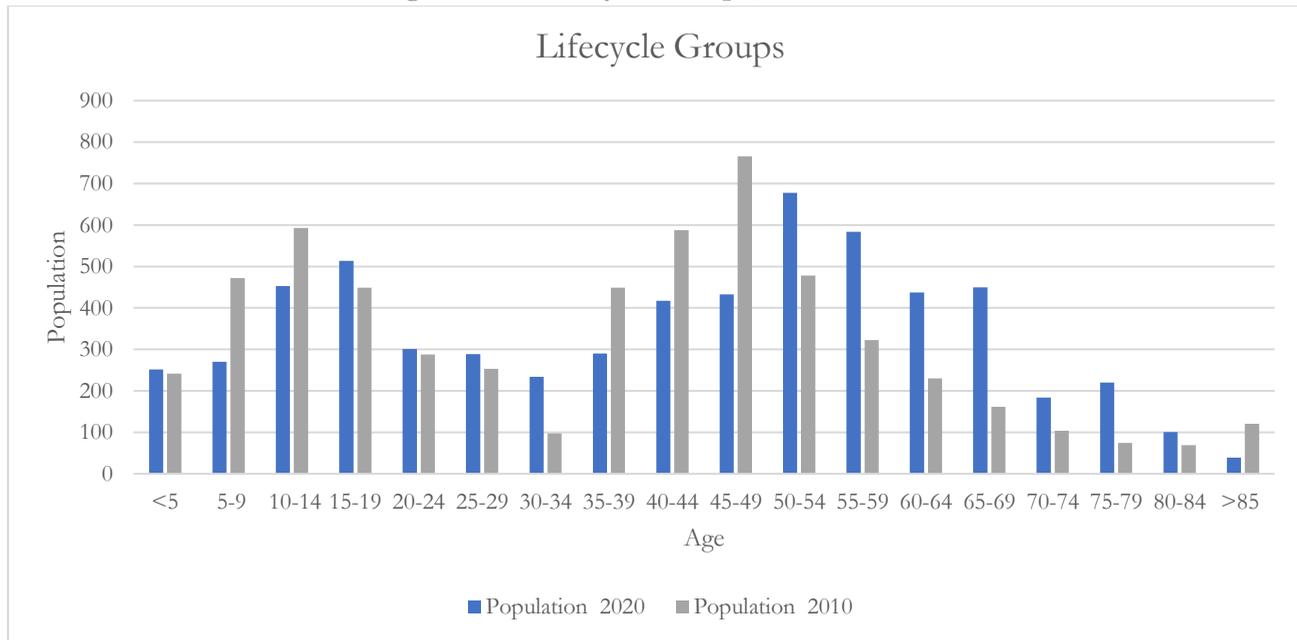
Figure PH7: Percent of Total Population by Lifecycle Group



Source: American Community Survey, 2020

The 20 to 44-year-old age group declined from twenty-nine percent of Mendon's population in 2010, to twenty-six percent in 2020 (Figure PH8). This group typically consists of first-time homebuyers, which implies that homeownership barriers could be a cause of the decrease in that age cohort. This suggests there is an insufficient supply of housing options in Mendon such as rental housing, starter homes, condominiums, and accessory dwelling units.

Figure PH8: Lifecycle Groups, 2010 and 2019



Source: American Community Survey, 2020

Race and Ethnicity

The racial makeup of Mendon is predominately white, as over ninety percent of the population identified as ‘White’ in 2020 (Table PH4). Since 2010, the ‘Black or African American’ and ‘Asian’ population groups have gained the most residents. The ‘Black or African American’ population has increased from an estimated twenty-two residents in 2010 to forty-two in 2020. The ‘Asian’ population has nearly doubled in ten years from fifty-seven residents in 2010 to one hundred and five in 2020. The ‘White’ and ‘American Indian or Alaska Native’ populations have steadily increased. An estimated six percent of residents speak a language other than English, five percent of whom speak an Indo-European language other than Spanish (Table PH5).

Table PH4: Race

Race/Ethnicity	2010 Estimates	2020 Estimates
White	5,674	5,692
Black or African American	22	42
American Indian and Alaska Native	2	13
Asian	57	105
Native Hawaiian and Other Pacific Islander	2	0
Other	28	88
Two or More Races	54	288

Source: U.S. Census Bureau; 2020 Redistricting Data

Table PH5: Languages Spoken

Population	Total	Percent
Population 5 years and over	5,894	--
Speak only English	5,556	94.3%
Speak a language other than English	338	5.7%
Spanish	14	0.2%
Other Indo-European languages	296	5%
Asian and Pacific Island languages	28	0.5%

Source: U.S. Census Bureau American Community Survey 5-year Estimates, 2016-2020

Educational Attainment

Education attainment is one of the strongest factors that determine employment and wealth, particularly now that high school education is a minimum job requirement in most industries. The most recent American Community Survey estimates that nearly every Mendon resident over twenty-five years old holds a high school degree. Fifty percent of residents hold a bachelor’s degree or higher (Table PH6). Based on educational attainment rates, residents are well-positioned to hold high-paying, professional jobs.

Table PH6: Educational Attainment, 25 Years and Over

Educational Attainment	Estimate	Percentage
Population 25 years and over	4356	--
Less than 9th grade	0	0%
9th to 12th grade, no diploma	44	1%
High school graduate (includes equivalency)	1,053	99%
High school graduate or higher	4,312	99%
Some college, no degree	537	12.3%
Associate’s degree	526	12.1%
Bachelor's degree	1,630	37.4%
Bachelor's degree or higher	2,196	50.4%
Graduate or professional degree	566	13%

Source: U.S. Census Bureau American Community Survey, 2020

School Enrollment

Public school enrollment numbers are based on the Mendon-Upton Regional School District (RSD). The Mendon-Upton RSD includes Henry P. Clough Elementary in Mendon, Memorial Elementary in Upton, Miscoe Hill Middle School in Mendon, and Nipmuc Regional High School in Upton. The four schools enrolled 2,252 students from Mendon and Upton in 2022 (Table PH7).

Figure PH9 shows public school enrollment trends from the 2009-2010 school year compared to the 2021-2022 school year. There has been a twenty-nine percent decline in kindergarten enrollment and a ten percent decline in 12th-grade enrollment. While many are concerned with the costs that new students bring, declining enrollments can have a substantial negative impact on a town’s financial health. The recent shift to remote learning may contribute to a drop in public school enrollment, particularly for younger students. The ten-year enrollment numbers, including years before COVID-19, also support declining

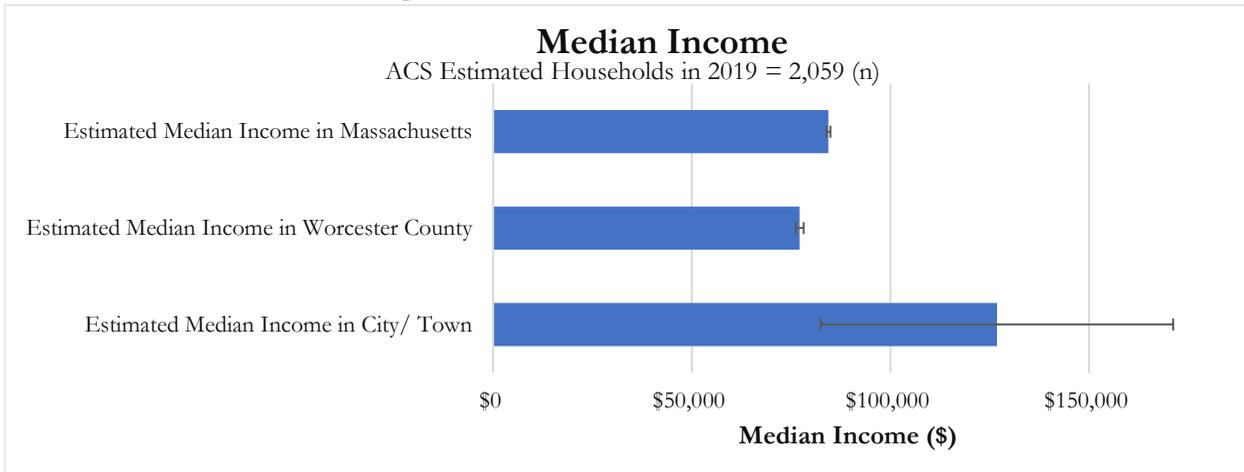
Table PH7: Mendon-Upton School Enrollment

Grade	2021-2022
PK	56
K	154
1	159
2	168
3	154
4	159
5	160
6	193
7	205
8	203
9	151
10	174
11	159
12	154
SP	3
Total	2252

Source: School and District Profiles, Massachusetts Department of Elementary and Secondary Education

The per capita income in Mendon is \$49,911, thirty-two percent higher than per capita income in Worcester County, and eighteen percent higher than per capita income in Massachusetts (Figure 10). Median household income is \$126,806, forty-nine percent higher than the median household income in Worcester County, and forty percent higher than median household income in Massachusetts (Figure 11).

Figure PH11: Median Household Income



Source: U.S. Census Bureau; American Community Survey 2016-2020 5-year Estimates

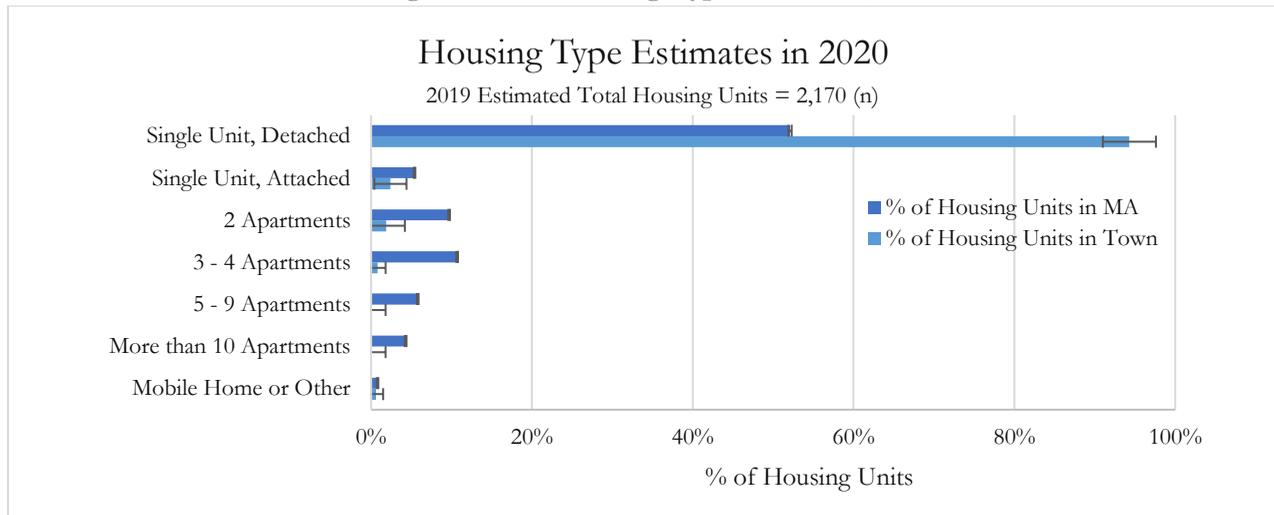
Housing Existing Conditions

Characteristics such as quantity and age of housing play an important role in population growth and distribution. This section reviews current and projected housing units, market trends, consumer trends, affordability metrics, and Mendon’s subsidized housing inventory and status of compliance with The Comprehensive Permit Law, Chapter 40B.

Household Composition

Household composition is an indicator of housing needs. Households by family type is broken down in Figure PH12.

Figure PH12: Housing Type Estimates, 2019



Source: U.S. Census Bureau American Community Survey 2016-2020 5-year Estimates

Housing Types and Tenure

The American Community Survey reports 2,059 occupied housing units in Mendon as of 2020. Of 2,059 occupied units, 163 of them are renter-occupied (Table 7). Vacancy status is a basic indicator of the strength or weakness of a housing market and its stability. It shows demand, identifies turnover, and suggests quality. There are five reasons a house can be classified as vacant, including:

1. The house is for seasonal, recreational, or occasional use.
2. The house is for rent.
3. The house is for sale.
4. The house is rented or sold, but not occupied.
5. All other types of vacant units.

Rental vacancy rates have steadily declined across the United States in urban, suburban, and rural areas. In 2019, Mendon had zero rental unit vacancies. From a review of Zillow, Trulia, Realtor.com, and Craigslist in early 2022, there were no listed apartments for rent in Mendon. A search of Airbnb and Vrbo finds no temporary or vacation housing. This is troubling for residents seeking affordable housing, including recent graduates, divorced families, or residents who want to downsize. The creation of more rental or temporary housing is key to allowing residents to remain in town throughout their life.

Age of Housing Stock

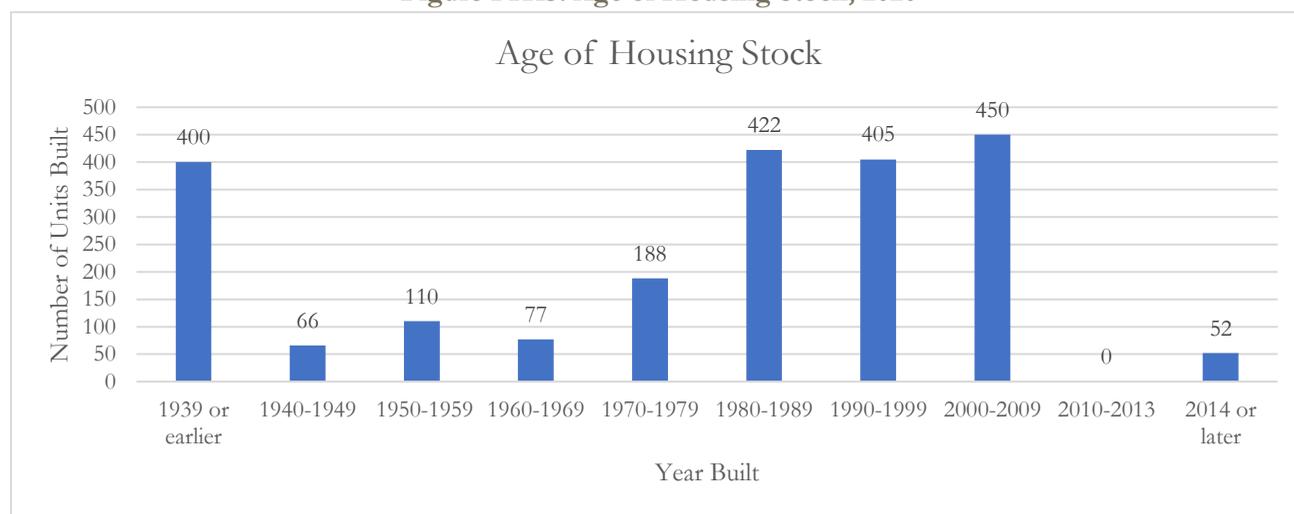
Housing unit age impacts the cost of living. Older homes carry higher maintenance costs and material problems. Communities with a higher percentage of older units can expect to see a higher number of households with deferred maintenance. Out of 2,170 units, 2.4 percent were built after 2009 (Figure PH13). This is an extreme drop from an average of over four hundred units built between the years 2000-2009 and between 1990-1999. Older homes can have implications for structural, accessibility, safety, and energy issues. Potential challenges include demand for maintenance and repairs, inaccessible home design, inefficient heating, cooling, & insulation systems, and outdated materials such as lead paint, asbestos, and lead pipes that present health risks.

Table PH8: Housing Units and Vacancy Rates, 2019

Housing Units and Vacancy Rates	
Occupied housing Units	2,059
Owner-occupied	1,896
Renter-occupied	163
Average household size of owner-occupied unit	2.99
Average household size of renter-occupied unit	2.79
Vacant Housing Units	111
Homeowner vacancies	50
Rental vacancy rate	0
Homeowner vacancy rate	2.3

Source: American Community Survey 2016-2020 5-year Estimates

Figure PH13: Age of Housing Stock, 2020

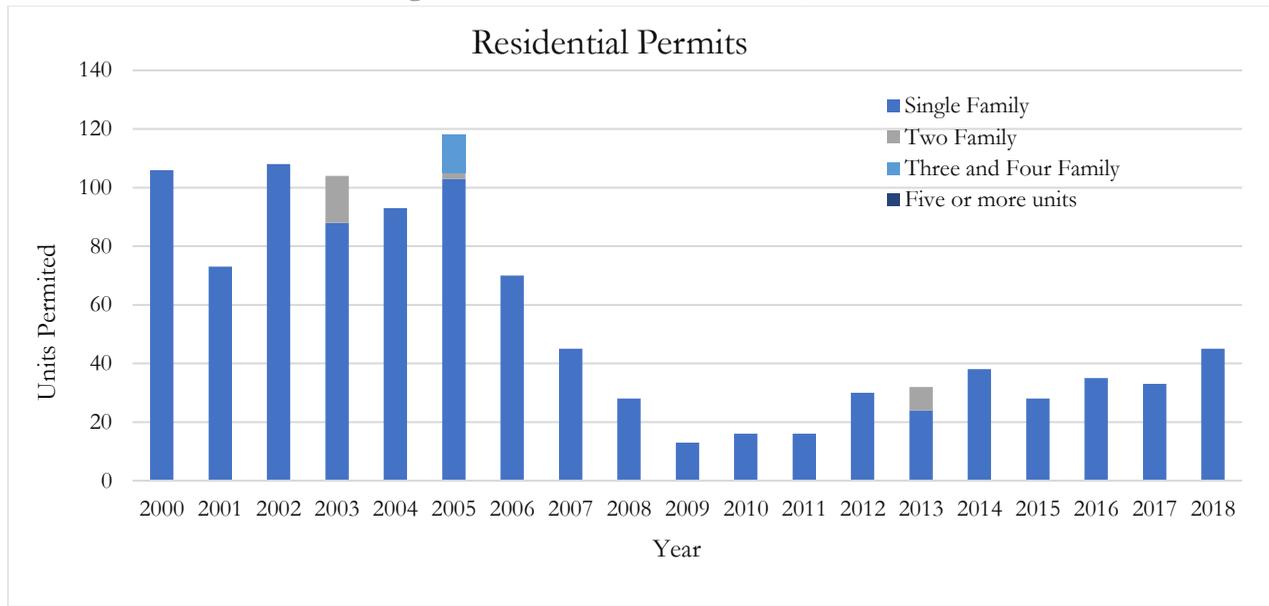


Source: U.S. Census Bureau American Community Survey 5 Year Estimates 2016-2020

Development and Building Activity

Housing permits plateaued at approximately thirty units annually since 2012. 2018 saw a slight increase to forty-five housing unit permits. Most production has been single-family, with eight two-family units approved in 2013. The most recent three and four-family units were constructed in 2005 (Figure PH14). Many factors determine housing costs, but high demand and low supply will result in high prices.

Figure PH14: Residential Permits, 2000-2018



Source: U.S. Census Bureau Annual Building Permit Survey 2000-2018

Nineteen new single-family homes were built in 2019, sixteen were built in 2020, and nineteen were built in 2021. The Brookview Estates were constructed in 2020 and include sixteen duplexes. One option to spur development and increase the amount of affordable rental units is Accessory Dwelling Units (ADUs), also known as accessory apartments and in-law apartments. These units may be permitted on a parcel that already contains a single-family home. ADUs can provide for multi-generational families to live together. ADUs can allow disabled and elderly residents to remain in their homes. These units can provide housing for people with significant debt such as new college graduates.

Housing Market Trends

The median price of single-family homes in Mendon has increased by sixty-five percent in ten years (Table 8). Mendon’s housing market is competitive, with an average of twenty-six days on the market according to Redfin. The Warren Group estimates the median price of a single-family home as nearly \$600,000.

A February 2022 Telegram & Gazette article ranked Mendon as the sixth-highest median home price in Central Massachusetts.⁴ In late February 2022, there were three houses for sale in Mendon, compared to eleven in Bellingham, five in Blackstone, and nine in Milford. Mendon may be inaccessible for new homeowners hoping to move to the region and Mendon residents in need of a new home. A lack of new families can decrease school enrollment, the local workforce, and the tax base. Although housing prices have increased significantly, the number of single-family home sales has grown from thirty-seven in 2010 to eighty-two in 2021, with a peak of eighty-seven sales in 2020 (Table PH9). This may be due to the extreme demand for single-family homes in Mendon. Eighty-seven percent of survey respondents said single-family homes were extremely or very desirable.

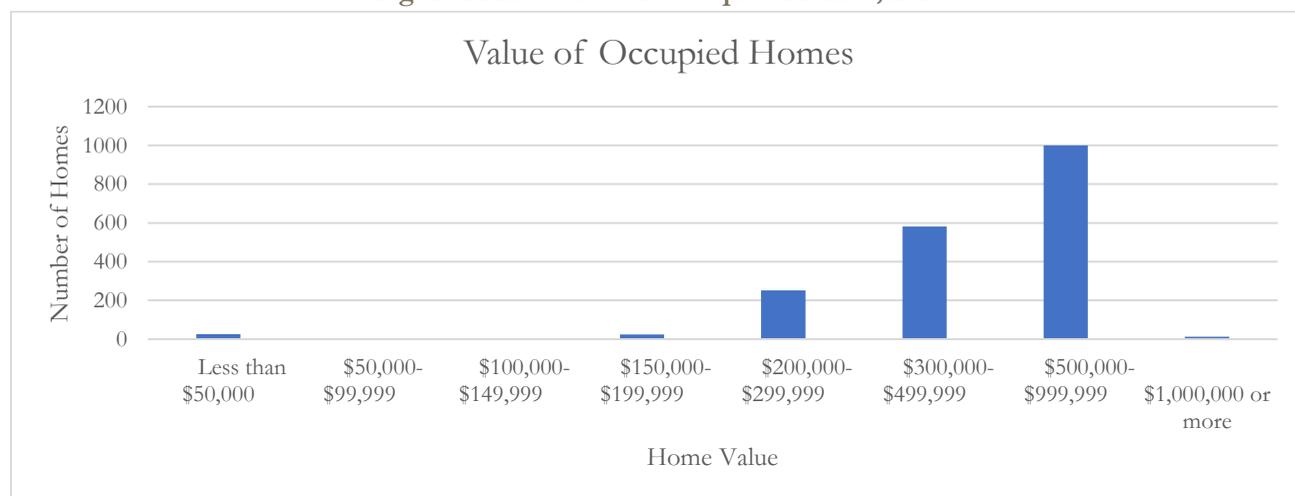
Table PH9: Median Sale Prices, Single Family

Year	Number of Sales	Volume of Sales	Median Sale
2021	82	\$34,660,340	\$597,500
2020	87	\$33,343,635	\$490,000
2019	65	\$22,481,030	\$495,000
2018	69	\$28,742,354	\$441,000
2017	73	\$31,925,634	\$435,000
2016	72	\$29,516,464	\$408,750
2015	67	\$24,719,499	\$370,000
2014	63	\$24,034,971	\$390,000
2013	50	\$18,141,016	\$384,500
2012	58	\$18,333,499	\$283,800
2011	35	\$12,542,101	\$373,500
2010	37	\$10,910,450	\$296,000

Source: Warren Group 2010-2021

The value of occupied homes in Mendon exceeds the current median sale price (Figure PH15). About eight hundred homes are valued between \$500,000 and \$999,999, with a small number below \$200,000. Although a competitive housing market can be beneficial to sellers, those looking to purchase a starter home in Mendon may have difficulty finding affordable homes.

Figure PH15: Value of Occupied Homes, 2020



Source: U.S. Census Bureau American Community Survey 5-Year Estimates 2006-2020

⁴ Telegram and Gazette. February 21, 2022. “Who’s No. 1? 7 Central MA towns with the highest median sale price in 2021.” <https://www.telegram.com/>

Impact of COVID-19

The COVID-19 pandemic and economic shutdown forced employees around the world to work from home in 2020. People may continue working remotely and elect to relocate outside of employment centers such as the Boston metropolitan area to attractive and more affordable suburban communities in Worcester County, such as Mendon. As conditions gradually return to a state of normality, remote work is likely to increase in popularity, as workers embrace more freedom without lengthy commutes. Some major companies have announced that employees may continue to work from home permanently. It is possible that Mendon could experience a high demand for housing due to these factors.

The town’s quality of life, clean air, excellent school system, and other attractive features make it a prime location for families. While it is difficult to anticipate how the pandemic will affect the economy and housing market in the long term, there will be profound impacts.

Table 9: Condominium Sales and Median Sale Price

Year	Number of Sales	Volume of Sales	Median Sale
2021	20	\$5,932,753	\$415,794
2020	3	\$1,080,475	\$355,000
2019	1	\$249,775	\$249,775
2018	2	\$549,000	\$274,500
2017	4	\$1,014,000	\$250,500
2016	1	\$228,000	\$228,000
2015	2	\$475,000	\$237,500
2014	1	\$214,900	\$214,900
2013	1	\$245,000	\$245,000
2012	2	\$367,000	\$183,500
2011	1	\$123,000	\$123,000

Source: Warren Group 2011-2021

Condominiums

Condominiums are regarded as a type of middle ground between apartments and single-family home ownership that can assist the demand for transitional households. A transitional household is one moving between rental housing and single-family housing. Examples of this could be a young family purchasing a starter home or a senior long-time resident looking to downsize. Mendon’s condominium stock is typically low, with an average of one to two sales per year from 2011 to 2018 (Table 9). Early post-pandemic data shows an increase in condominium sales from three sales in 2020 to twenty sales in 2021. This may be the beginning of a pattern for the Mendon housing market’s demand.

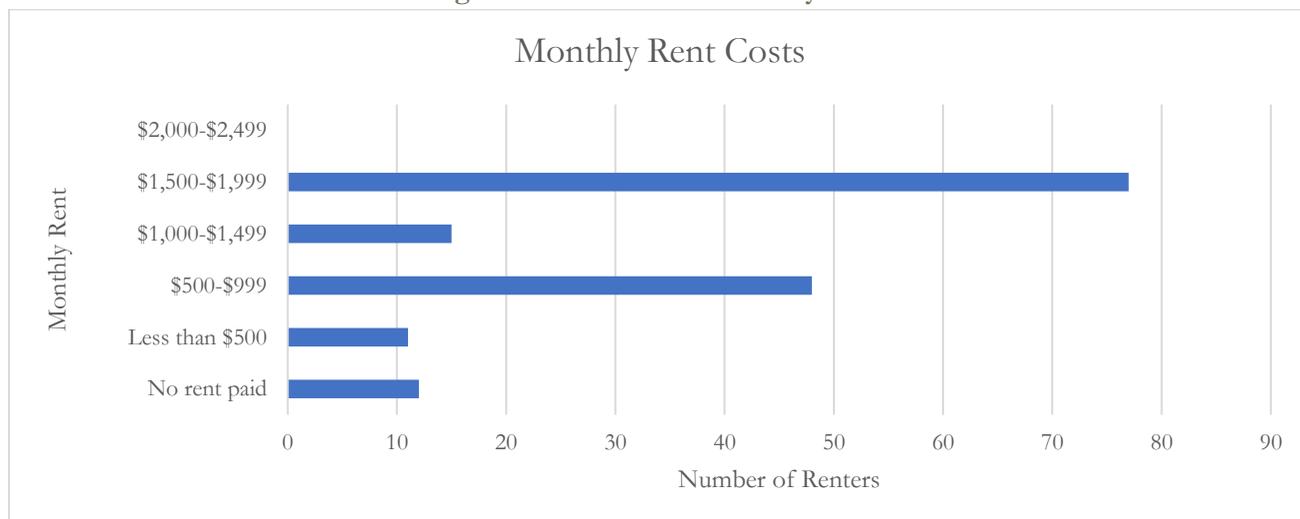
Rental Housing

Mendon currently has 151 rental housing units with a median monthly rent of \$1,510 (Figure 15). Maintaining a sufficient supply of rental housing meets the needs of people at different stages of life and those with different financial means. Rental housing allows people to remain in their community if they want to downsize, be closer to family, if they go through a divorce, or if they need to sell their homes.

Low vacancy rates paired with increases in rents pose challenges for low-income families that participate in the Section 8 program. Once individuals and families are off the years-long waiting list

The costs of renting an apartment, such as first and last months' rent, security deposits, or broker fees, can be costly and preclude low-income households from renting a home that meets their needs. Rents have risen in the region along with home prices. This increase may be attributed to the financial uncertainty of owning a home, a housing market that excludes first-time homeowners, and significant individual debt, preventing entrance into the homeownership market.

Figure PH16: Mendon Monthly Rent



Source: U.S. Census Bureau; American Community Survey 5 Year Estimates 2016-2020

Residential Property Taxes

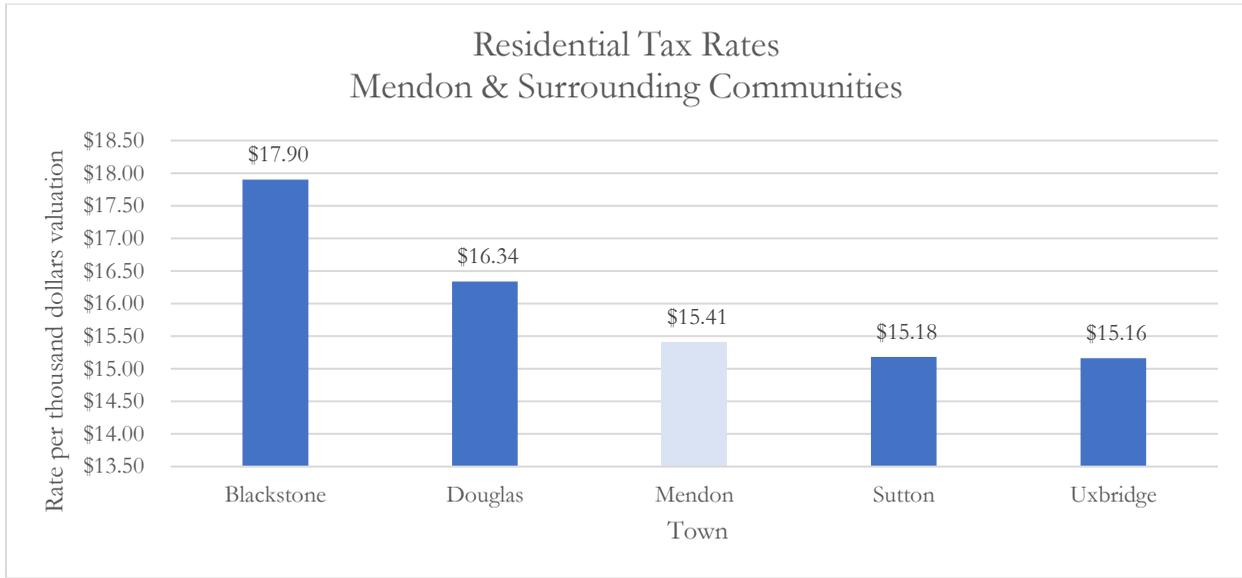
The residential tax rate has decreased significantly since 2016, peaking at \$17.75 in 2017 and lowering to \$15.41 in 2022 (Table PH11). Uxbridge, Mendon, Blackstone, and Southbridge all have a single tax rate for residential and commercial properties, while Bellingham & Hopedale have a dual tax rate. Mendon sits comfortably in the range of its neighbors for residential tax rates, with the highest being Southbridge and the lowest being Bellingham (Figure PH17). Property taxes are an important factor that shapes housing markets as they influence housing costs. The decline in the residential tax rate and regional competitiveness set Mendon on the right track.

Table PH11: Residential Tax Rates

FY	Tax Rate
2016	\$17.25
2017	\$17.75
2018	\$16.96
2019	\$16.74
2020	\$16.75
2021	\$16.79
2022	\$15.41

Source: Mendon Website

Figure PH17: Residential Tax Rates, Mendon, and Surrounding Communities



Source: Town Websites, 2022

Affordability

Under the Comprehensive Permit Law, Chapter 40B, all Massachusetts municipalities must strive for at least ten percent of their housing stock to be affordable to households earning up to eighty percent of the Area Median Income (AMI). When communities do not meet this threshold, developers can build more densely than what zoning laws allow if a proportion of the development is affordable to buyers or renters with an eighty percent AMI. The 2019 Housing Production Plan lists increasing Mendon’s current SHI of 1.9 percent gradually to comply with Chapter 40B among its goals.

Table PH12: Low-Income Housing (SHI) in Mendon

2010 Census Year-Round Housing Units	Total Development Units	SHI Units	%
2072	77	40	1.9%

Source: Housing and Community Development (DHCD)

The Area Median Income used to calculate subsidized rent limits is calculated by subregion, with Mendon located in the Eastern Worcester County Area. The income limits for low-income, very low-income, and extremely low-income in Eastern Worcester County are based on an AMI of \$126,500 (Table PH13).

Table PH13: Area Median Income Limits for Eastern Worcester County Area

Area Median Income	FY 2021 Area Median Income Limit Category	Persons in Household			
		1	2	3	4
\$126,500	Low (80%) Income	\$55,950	\$63,950	\$71,950	79,900
	Very Low (50%) Income	\$41,000	\$46,850	\$52,700	\$58,550
	Extremely Low (30%) Income	\$24,650	\$28,150	\$31,650	\$35,150

Source: MassHousing Affordable Housing Program Income and Rent Limits for HUD’s Assisted Housing Programs and Multifamily Tax Subsidy Projects 2021

Table 1PH14 outlines the rent limits for low-income, very low-income, and extremely low-income families based on income limits. Rent limits are calculated by the assumption that no more than thirty percent of a family's income should be spent on rent monthly.

Table PH14 Rent Limits Based on Area Median Income

Area Median Income	FY 2021 Area Median Income Limit Category	Persons in Household				
		Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$126,500	Low (80%) Income	\$1,398	\$1,498	\$1,798	\$2,077	\$2,317
	Very Low (50%) Income	\$1,025	\$1,098	\$1,317	\$1,522	\$1,698
	Extremely Low (30%) Income	\$616	\$660	\$791	\$914	\$1,020

Source: MassHousing Affordable Housing Program Income and Rent Limits for HUD's Assisted Housing Programs and Multifamily Tax Subsidy Projects 2021

Mendon has forty units listed on the Subsidized Housing Inventory report. This does not include Brookview Estates, which was added to the inventory after 2020. Although the Subsidized Housing Inventory percentage is calculated by town, subsidized units are open to all who qualify based on the Area Median Income. The units are grouped within the following projects:

1. The Sunrise Apartment project

Located on Blackstone Street near the Town Hall, the Sunrise Apartments contain thirty rental units for qualifying senior citizens and disabled persons. Every unit is protected as affordable in perpetuity. There is a waiting list for qualified residents of Mendon and other towns for the rental of these apartments.

2. Cobbler's Knoll

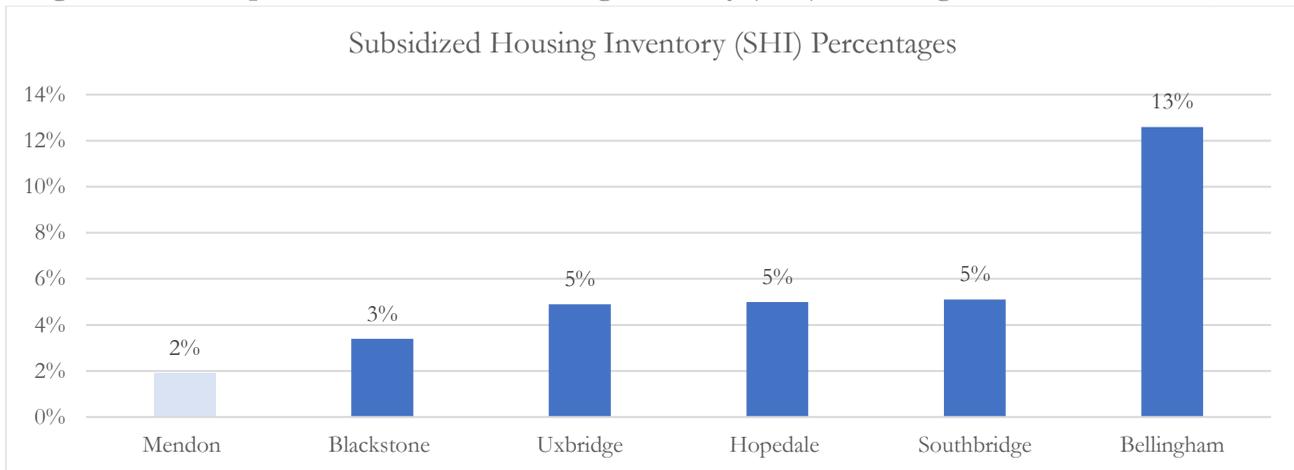
Including ten homeownership units located off Hartford Avenue East, Cobbler's Knoll homes are deed restricted to be affordable in perpetuity. Mendon endured a very difficult, contentious comprehensive permit review for the Cobbler's Knoll development.

3. Brookview Estates

Brookview Estates is a sixteen-unit Townhome Community with four subsidized units. Each unit provides three bedrooms.

The Subsidized Housing Inventory measures a community's stock of low- or moderate-income housing for Chapter 40B, the Comprehensive Permit Law. Housing developed under Chapter 40B is eligible for inclusion in the inventory, and other types of housing qualify toward affordable housing stock.

Figure PH18: Chapter 40B Subsidized Housing Inventory (SHI) Percentages as of December 21, 2020



Source: Massachusetts Department of Housing and Community Development

At only 1.9 percent, Mendon falls far below the State-mandated ten percent affordable housing requirement and has the least amount of affordable housing compared to neighboring communities (Figure 17). Communities that do not meet the goal of ten percent affordable housing designated for those earning eighty percent or less of the Area Median Income risk the vulnerability of developers being granted comprehensive permits to forego existing zoning restrictions. Their permits are granted to developers if they reserve at least twenty to twenty-five percent of proposed units as affordable.

To mitigate this risk, towns under the ten percent requirement must increase their housing stock by at least 0.5 percent each year, or one percent over two years, and have an approved Housing Production Plan showing that the community is working towards addressing its housing needs. The 2019 Housing Production Plan shows that Mendon has committed to the creation of housing on municipal land, the adoption of an inclusionary zoning bylaw, the allowance of multi-unit housing and mixed-use development, and the creation of an inventory of properties suitable for subsidized housing.

Housing Cost Burden

A cost-burdened household is defined by the Department of Housing and Urban Development (HUD) as anyone paying over thirty percent of their household income on housing. Severely cost-burdened households are defined as paying more than fifty percent of their household income on housing. This can occur when housing prices increase rapidly. The definition of a cost-burdened home typically operates under the following assumptions:

1. Housing costs for renters include gross rent plus utilities; and
2. The calculation of total housing costs for owner-occupied households includes a mortgage payment- consisting of principal, interest, taxes, and insurance.

Cost-burdened households exist on the edges of financial stability. These households are vulnerable to economic shocks and other shifts in the market. This makes them more likely to leave a community after a financial hardship or experience homelessness.

Table PH15: Foreclosures for all Home Types, 2010-2018

Year	Petitions to Foreclose	Foreclosure Sales
2010	20	7
2011	13	6
2012	20	8
2013	3	1
2014	4	3
2015	11	3
2016	14	6
2017	12	5
2018	3	5

Source: Warren Group, 2010-2018

Foreclosures are an indicator of the health of a housing market. The rate of foreclosures in Mendon has fluctuated since 2010. Unusual spikes in foreclosure rates can indicate instability in the market. Table PH15 shows both petitions to foreclose and foreclosure sales for all home types. Petitions to foreclose indicate foreclosure action has been initiated by the mortgage holder. This action does not necessarily lead to a resident losing their home. It suggests some hardship or instability that affected the homeowner’s ability to keep up their payments. The number of foreclosure sales tells us the volume of mortgages that have completed the foreclosure process. The comparison of these two numbers gives us a sense of market instability in Mendon. Few of the foreclosure petitions after 2013 made it to the sale stage, indicating that homeowners in most cases were able to come to an arrangement (Table PH15). This indicates a healthy base of homeowners in Mendon.

Issues and Opportunities

Population and Housing Issues

Housing Affordability

Mendon has a shortage of affordable housing, with only 1.9 percent of its housing deed-restricted as affordable to low- and moderate-income households. The available affordable housing is only accessible to qualifying seniors and disabled persons through a waitlist.

Housing for Seniors

Seniors are a growing sector of the population and housing should reflect their needs. Most seniors require smaller, affordable, and accessible housing, which Mendon lacks. There are very limited senior housing options in town, making it difficult for those who live here to remain in the community. The Sunrise Apartments are the only rent-restricted housing option for seniors. Elderly residents require a range of options for levels of care; some can age in place while others are more dependent and need assistance with daily tasks.

As residents age, they may not be able to maintain a large single-family home. Retirees on a fixed income may not be able to afford their homes. Empty nesters and those who have lost a spouse may downsize.

Homes may not be designed to accommodate older adults with mobility issues who want to live independently. Residents may want to remain in their community despite needing a different home. Respondents to the Survey indicated that housing for families and seniors is most needed.

We must note that new developments in Mendon will abide by the Planning and Zoning design guidelines, and the addition of more housing for Seniors can increase units listed in the Subsidized Housing Inventory without increasing school enrollment. Senior housing can take the form of smaller “cottage-style” designs rather than large apartment buildings.

Limited Housing Variety to Meet Existing Demand

A community needs to offer a range of housing options and maintain a diverse housing stock in terms of cost, unit types, accessibility, and occupancy. Research shows that neighborhoods with diverse housing types can be more resilient to downturns in the housing market.

Housing that is affordable to the workforce is critical to the economy and directly benefits businesses, school districts, the government, and those who employ moderate-income workers. Housing that accommodates the needs of seniors and families with children is important. Large lot, single-family homes are not suitable for all residents and the existing housing stock is restrictive for certain populations who may want to move into the town or relocate within town. There are options for new housing that Mendon can pursue without sacrificing its identity as a small rural town, such as in-fill housing, “missing middle” housing, accessory dwelling units, cottage homes, and more. Housing for families was the highest indicated type of housing needed by survey respondents.

Environmental Constraints for New Residential Development

The Housing Production Plan shows that the most serious developmental constraints for Mendon are topographic and environmental. Topographic constraints include the prevalence of steep slopes on almost a third of land. Environmental constraints include the 200-foot buffers necessary through the Rivers Protection Act around Mendon’s eleven waterways and the prevalence of wetlands and flood plains. Fifty percent of the land area encompasses Priority Habitats for Rare, Threatened, and Endangered species. Another thirty percent is designated as supporting natural landscapes as defined by the MA State’s BioMap. Other protections regulate land use in proximity to Mendon’s cold-water fisheries under the Department of Environmental Protection. Twenty-seven Chapter 21E contaminated sites have redevelopment restrictions on a tiered classification method.

Population and Housing Opportunities

Housing Production Plans

Mendon’s Housing Production Plan outlines three affordable housing goals for Mendon, including:

1. Providing a variety of housing options that meet the incomes, needs, and lifestyles of a diverse population.
2. Providing a supply of housing that is affordable and addresses the needs of our young adults, municipal employees, and senior citizens who wish to remain in town.

3. Producing 0.5 percent of its year-round housing units over one year or one percent of its year-round housing units over two years to meet the Chapter 40B Subsidized Housing standards.

Falling under the ten percent subsidized housing threshold set by the Department of Housing and Community Development leaves Mendon vulnerable to comprehensive permitting under M.G.L. Chapter 40B, a law allowing developers to override local zoning bylaws and build more densely if they include a certain percentage of deed-restricted affordable units in their proposed housing developments. A Housing Production Plan is a way for the town to proactively plan for the creation of affordable housing while achieving a temporary “safe harbor” from comprehensive permits (given the town adds 0.5 percent subsidized units to its housing stock over the course of one year or one percent over two years).

Another type of planning process that the town should engage in is a buildout and fiscal impact analysis. This type of study determines the amount of developable land in residentially zoned areas, analyzes regulatory or environmental constraints to development, and summarizes the estimated capacity that the Town can anticipate for future housing and population growth under current law. This strategy can be useful for understanding impacts on the community such as tax base, traffic, school enrollment, historic resources, open space preservation, utilities, etc.

Fair Housing and Housing Discrimination

The Fair Housing Act was enacted with the primary purpose of prohibiting discrimination in transactions involving the rental, sale, or financing of a home based on race, color, national origin, religion, sex, familial status, and mental or physical handicap. Massachusetts law includes the following protected classes for tenants and homebuyers: marital status, children, sexual orientation, age, gender identity and expression, military or veteran status, ancestry, genetic information, retaliation, and receipt of public assistance or rental subsidies.

Under Federal Law, state and local governments that receive federal housing funds are required to refrain from discriminatory practices and must also take initiative in promoting open and inclusive housing patterns, also known as “affirmatively furthering fair housing” or “AFFH.” As defined by HUD, this practice includes the following:

- Analyzing and eliminating discrimination in the jurisdiction.
- Promoting fair housing choices for all persons.
- Providing opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability, and national origin;
- Promoting housing that is structurally accessible to, and usable by all persons, particularly persons with disabilities;
- Fostering compliance with the nondiscrimination provision of the Fair Housing Act.

In 2021, the White House issued a Memorandum to the Secretary of HUD, which declared that the affirmatively furthering fair housing provision in the Fair Housing Act, “. . .is not only a mandate to refrain from discrimination but a mandate to take actions that undo historic patterns of segregation and other

types of discrimination and that afford access to long-denied opportunities.” Several Executive Orders implicating HUD’s responsibility for implementing the mandate of AFFH were issued by the White House in 2021, including Executive Order 13895, “Advancing Racial Equity for Underserved Communities Through the Federal Government” and Executive Order 13988, “Preventing and Combating Discrimination on the Basis of Gender Identity or Sexual Orientation.”

Under Federal and State law, municipalities must also ensure that municipal policies and programs do not have a disparate impact on members of a protected class. Disparate impact is a significant legal theory in which liability based upon a finding of discrimination may be incurred even when the discrimination was not purposeful or intentional. The municipality should consider if the policy or practice at hand is necessary to achieve substantial, legitimate, nondiscriminatory interests and if there is a less discriminatory alternative that would meet the same interest.

Affordable Housing Coordinator

The Town of Mendon employs an Affordable Housing Coordinator (AHC), who provides support services for affordable housing programs, projects, and activities. The AHC is assigned administrative duties through the Community Preservation Committee, and is a resource for Mendon residents, property owners, landlords, and tenants; Mendon town boards and committees; and anyone looking to buy, sell, rent, lease, or build affordable housing in Mendon.

The coordinator works closely with the Select Board, Planning Board, Master Planning Committee, Community Preservation and Land Use Committees, Council on Aging, Historical Commission, Mendon Housing Authority, and the Zoning Board of Appeals. The AHC attends seminars, meetings, and conferences to learn about ongoing and proposed housing initiatives and to investigate sources of funding to supplement existing resources. The AHC also monitors compliance with Massachusetts Department of Housing and Community Development (DHCD) reporting requirements. The AHC works with all constituent groups to develop a proactive strategy to meet Mendon’s current and future housing needs, find the best use of land and existing structures, and prepare for future development. The AHC seeks to preserve housing characteristics most valued by residents and protect the town against the negative effects of unwanted or undesirable development.

The Mendon Housing Authority is open from 8 am to 12 pm on Mondays and Wednesdays. Three staff members and a board work to manage the Sunrise Apartments.

Community Impact Fee

According to Massachusetts General Law Chapter 64G Section 3D, Commonwealth communities may vote to impose a Community Impact Fee of not more than three percent of the total amount of rent upon each transfer of occupancy of a professionally managed unit that is located within that city or town. Mendon can adopt a Community Impact Fee for short-term rentals if the Town commits in writing to using a portion of such revenues for affordable housing. This includes Airbnb, VRBO, and other popular short-term rental sites renting for less than thirty-one days through a booking agent.

Housing Choice Designation

The Housing Choice Initiative is offered through the Commonwealth and rewards municipalities that have produced certain rates or amounts of new housing units in the last five years and that adopted best practices related to housing production that will sustain a 21st-century workforce and increase access to opportunity for Massachusetts residents. Communities that achieve the Housing Choice designation have exclusive access to apply for the Housing Choice Grant Program and receive bonus points or other considerations to certain state grant programs. In Fiscal Year 22, the grant program expanded to include “Rural and Small Town Grants” authorized in the Economic Development Bond Bill. Mendon received a grant from this program but is not listed as a Housing Choice Community.

Smart Growth Principles

Smart Growth Principles are ten well-known planning principles implemented around the world as an approach to development that “encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods, and robust community engagement”.⁵ Smart growth began as an urban planning and transportation theory that advocates for achieving a unique sense of community while supporting equitable developments. The ten principles are:

1. Mix land uses.
2. Take advantage of a compact design.
3. Create a range of housing opportunities and choices.
4. Create walkable neighborhoods.
5. Foster distinctive, attractive communities with a strong sense of place.
6. Preserve open space, farmland, natural beauty, and critical environmental areas.
7. Direct development toward existing communities.
8. Provide a variety of transportation choices.
9. Make development decisions predictable, fair, and cost-effective.
10. Encourage community and stakeholder collaboration in development decisions.

Mendon can implement these ten principles by establishing Design Guidelines within the Town’s Open Space Communities Bylaw. Amended in 2021, the Open Space Communities Bylaw includes Design Standards for new developments intended to minimize open space disruptions, preserve natural topography, and maintain historic and cultural assets. Adding Design Guidelines to the Open Space Communities Bylaw can implement Smart Growth Principles into Mendon’s new developments.

The above Population and Housing Issues and Opportunities outline some of the systematic and local factors affecting Mendon’s housing policy and new developments. An itemized list of goals, objectives, and action items is below to guide implementation moving forward.

⁵ Smart Growth America. n.d. “What is smart growth?” <https://smartgrowthamerica.org/what-is-smart-growth/>

Summary of Goals & Strategies

The Master Plan recommends the following Population and Housing strategies, which were developed to account for public preference, existing conditions and trends, best practices, and state and federal laws.

Goal 1: Take a proactive approach to traditional and emerging issues in housing.

- Objective 1: Consider future demographic and socioeconomic projections in housing development decisions to support housing that is appropriate for Mendon's expected future.
 - Action Item 1: Evaluate the need for additional senior housing and review the zoning limits for nursing and convalescent homes.
 - Action Item 2: Partner with Mendon Housing Authority and other stakeholders to facilitate the creation of new public housing with a focus on family and accessible units.
 - Action Item 3: Advocate for higher inclusion of accessible units in proposed affordable housing developments.
- Objective 2: Regulate and derive benefits from short-term rentals such as Airbnb.
 - Action Item 1: Address short-term rentals in the local zoning bylaws.
 - Action Item 2: Community Impact Fee for short-term rentals (MGL c. 64G, section 3D) where the community has committed in writing to using a portion of such revenues for affordable housing.

Goal 2: Ensure that new housing developments reflect Mendon's small-town feel, rural character, and agricultural heritage.

- Objective 1: Allow and promote housing styles that will allow Mendon to achieve its housing goals while maintaining its desired development character.
 - Action Item 1: Ensure new housing developments utilize Smart Growth principles and prioritize open space preservation by establishing Design Guidelines which follow the Open Space Communities Bylaw.
 - Action Item 2: Consider rezoning to increase density in identified neighborhoods while maintaining desired housing forms.

Goal 3: Maintain a housing stock of diverse and well-distributed housing types that meets the needs of families and individuals of all ages and income levels.

- Objective 1: Encourage and facilitate housing production.
 - Action Item 1: Create an inventory of town-owned land suitable for new housing development.
 - Action Item 2: Amend the Zoning Bylaw to allow Accessory Dwelling Units as an accessory use, whether attached or detached, by right in residential districts if all other zoning requirements can be met.
 - Action Item 3: Clarify the definition of multi-unit dwelling in the Zoning Bylaw.

- Action Item 4: Establish a multi-family zoning district and appropriate dimensional regulations for said district.
- Action Item 5: Allow multi-family housing by right in zoning districts where there is the capacity to add units and that allows for family housing that is not age restricted and does not restrict units with more than 2 bedrooms.
- Action Item 6: Amend the Zoning Bylaw to provide reasonable density increases so that housing is not unreasonably precluded by the market.
- Action Item 7: Consider amendments to Dimensional Regulations to accommodate higher-density developments.
- Action Item 8: Explore the adoption of a 40R Smart Growth or Starter Homes district.
- Action Item 9: Allow mixed-use or cluster / Open Space Residential development by right (that is not part of a 40R district).
- Action Item 10: Provide reduced parking requirements for multi-family units.
- Select a housing best practice as part of a Community Compact
- Action Item 11: Adopt local option property tax relief programs for income-eligible seniors either as provided for by statute (MGL c. 59 section 5) or through a home rule petition.
- 12: Action Item Consider the adoption of a Cottage Housing bylaw.
- Objective 2: Take the initiative to build municipal capacity and advocacy.
 - Action Item 1: Provide land use board members (Planning Board, Zoning Board of Appeals, Select Board) with education and training from Citizen Planner Training Collaborative, Massachusetts Housing Partnership’s Housing Institute, Community Development Partnership’s Lower Cape Housing Institute, or Urban Land Institute’s (ULI’s) Urban Plan Public Leadership Institute.

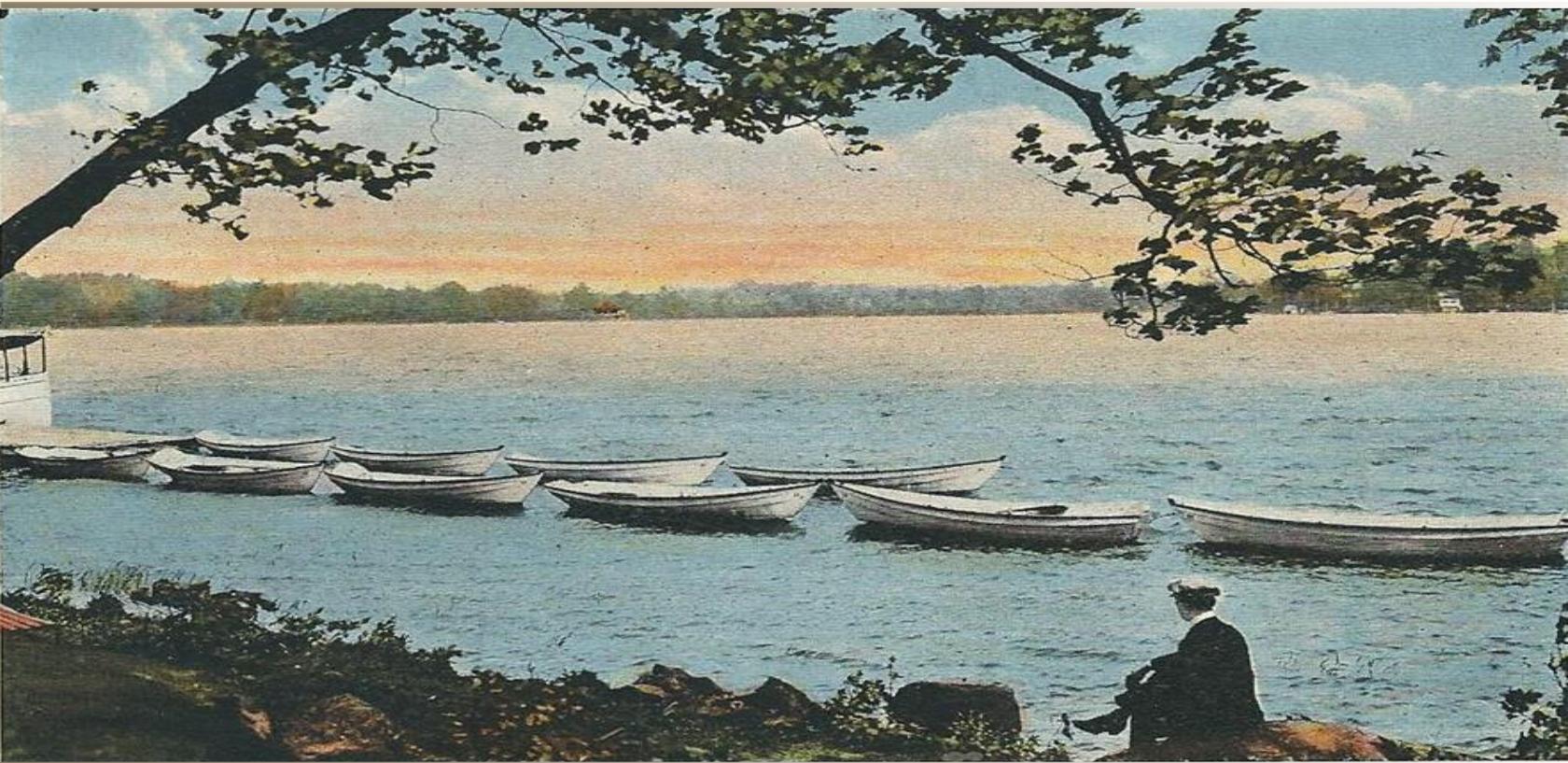
Goal 4: Work towards compliance with affordable housing thresholds established by M.G.L. Chapter 40B.

- Objective 1: Continue making progress on goals established in Mendon’s Housing Production Plan
 - Action Item 1: Establish a municipal Housing Trust to support the preservation and creation of affordable housing through the management of dedicated revenue streams.
 - Action Item 2: Provide a variety of housing options that meet the incomes, needs, and lifestyles of a diverse population.
 - Action Item 3: Provide affordable housing that addresses the needs of our young adults, municipal employees, and senior citizens who wish to remain in town.
 - Action Item 4: Produce 0.5 percent of its year-round housing units over one year or one percent of its year-round housing units over two years to meet the Chapter 40B Subsidized Housing standards.
 - Action Item 5: Maintain an up-to-date Housing Production Plan
 - Action Item 6: Create a down-payment/closing cost assistance program whereby the town provides grants to income-eligible, first-time homebuyers willing to purchase affordable units listed on the subsidized housing inventory.

- Action Item 7: Partner with private developers to cultivate Friendly 40B developments.
- Objective 2: Explore alternatives for addressing municipal capacity to address housing needs.
 - Action Item 8: Pursue Housing Choice Community designation.
 - Action Item 9: Identify creative qualified uses for Community Preservation Act funds.

Goal 5: Improve infrastructure to support future housing development and its impacts.

- Objective 1: Develop safe streets for pedestrians, bicyclists, and vehicles that can accommodate traffic from housing development, commercial development, and population growth.
 - Action Item 1: Conduct a study to determine changes to traffic patterns in Town Center and other identified neighborhoods.
 - Action Item 2: Undertake streetscape and pedestrian improvements to facilitate safe walking and biking.
- Objective 2: Provide water and sewer infrastructure to meet the current and future needs of Mendon residents.
 - Action Item 1: Undertake and implement the recommendations of a water and sewer study that identifies opportunities to provide water and sewer facilities.



An illustrated postcard published by CT American Art depicting the Boat Landing at Lake Nipmuc Park.

Open Space, Recreation, & Natural Resources

Introduction

Mendon is fortunate to have retained an agricultural landscape and woodlands into the 21st century. Residents value Mendon's rural character, and the Town's natural charm helps attract newcomers. Planning for natural resource management and open space is critical to resource preservation and will enhance recreation for the whole community.

This chapter offers policies that support the preservation of open space and the enhancement of recreational opportunities. Information about Mendon's open space and recreational resources is identified to present an approach that assesses local recreational needs in balance with the preservation of valuable environmental assets.

The term natural resource management refers to the management practices of natural resources such as land, water, soil, plants, and animals, with a focus on how management affects the quality of life for current and future generations. This involves the interactions between people and the natural landscape and recognizes that livelihoods depend on the health and productivity of the natural environment.

Open space refers to public and private undeveloped land. This land is important for wildlife habitat, water protection, passive recreation, agriculture, forestry, and for intrinsic scenic qualities. This term includes areas in a natural state and lands that have been altered for human consumption, including field agriculture, orchards, silviculture, or trails.

Passive recreation refers to non-consumptive uses of land, such as wildlife observation, hiking along wooded trails, cycling along scenic roadways, and canoeing and kayaking on waterways.

Active recreation refers to recreation on land that has been substantially modified for recreational uses, including athletic fields and courts, swimming pools, or golf courses. Recreation facilities provide opportunities for athletic and family-oriented activities, increasing community engagement and social cohesion. Parcels used for active recreation typically are not open spaces as they are developed with surfaces like tennis and basketball courts, parking lots, and paved pathways.

Community Engagement

Residents were asked to rank their top five items out of several options as the most important reasons for Mendon to acquire and preserve open space. The options that received the most votes were:

- 1. Preserve the rural character of the Town.**
- 2. Protect water quality and water resources.**
- 3. Protect wildlife habitats of flora and fauna.**
- 4. Provide areas for recreation such as hiking, horseback riding, and snowshoeing.**
- 5. Manage residential growth.**

A related question in the community survey asked residents whether they had visited specific open spaces over the prior year. The most popular locations were Mendon Town Beach, Founders Park, and the Town Forest. Respondents also indicated whether they were unfamiliar with certain open spaces. The Veteran's Park Walking Path, Meadow Brook Uplands Conservation Area, and Meadow Brook Woods were the three locations that respondents were most unfamiliar with.

Several questions focused on the demand for specific recreational opportunities. One question asked respondents about the opportunities that residents leave Mendon to enjoy. The most popular responses to this open-ended question mentioned hiking, cycling, and walking trails. Respondents frequently mentioned that they travel to the nearby communities of Hopedale and Blackstone for these opportunities. The West Hill Dam in Uxbridge, dog parks, and dog-friendly trails were other popular responses.

Another question asked respondents to select the recreational opportunities they want to see more of in Mendon. The most popular options were hiking trails, canoe and kayak facilities, and dedicated cycling routes. Only hiking trails received support from more than 50% of respondents, which indicates diverse opinions on future recreation investment. The survey also asked how residents use local bodies of water. Most respondents said they use them "for the view," although a third of respondents indicated they use local bodies of water for swimming, canoeing, and kayaking.

Respondents were also asked to choose their top three priorities for Town expenditures for open space and recreation. Expanding pedestrian connections such as sidewalks and trails was the most popular option, receiving votes from nearly 60% of respondents. This finding aligns with results from other survey questions, which indicates a clear demand for more paths and trails in Mendon.

Given the lack of familiarity with the Veteran’s Park Walking Path, Meadow Brook Uplands Conservation Area, and Meadow Brook Woods, Mendon has an opportunity to promote existing trails. Paved trails in nearby communities such as the Blackstone River Bikeway, the Upper Charles Trail, and the Southern New England Trunkline Trail were popular, and residents may be looking for similar facilities in Mendon.

Prior Planning & Engagement

2007 Heritage Landscape Reconnaissance Report

The Heritage Landscape Reconnaissance Report¹ documented Mendon’s landscape history and identifies priority areas for future preservation. The report notes that development at the end of the 18th century focused on Lake Nipmuc Park, an early attraction. In 2007, agriculture defined Mendon's landscape, and the Town had large tracts of contiguous open space. The report identified specific areas of Mendon that are highly valued by residents and that contribute to the community's character. These places include:

- VanderSluis Farm: A 101-acre farm on North Avenue north of Mendon Center. As of 2022, this parcel is still intact though it is not a permanently protected open space.
- Twin Elm Farm: A 691-acre farm on Bates Street. In 2007, this property abutted other open spaces, creating over 1000 acres of open space altogether. Much of this property is an important habitat, according to the BioMap project analysis. As of 2022, this open space is still intact and actively used for farming, though it is not permanently protected.
- Lake Nipmuc and Wildlife Corridor: Lake Nipmuc (also called Nipmuc Pond) is in central west Mendon and outflows to Meadow Brook. Mendon owns an island on the lake and the public beach, but the rest of the lake is privately owned. As of 2007, the lake was used as the primary water source for fire protection. When this report was published, there was a 500-acre corridor of contiguous open space south of Lake Nipmuc, consisting of a mix of private land, chapter 61A and 61B private land, and the Town Forest. In 2014, the Metacomet Land Trust permanently preserved 95 acres of this corridor through a Conservation Restriction, and this area is now referred to as the Meadow Brook Uplands Conservation Area.

¹ Massachusetts Department of Conservation and Recreation; John H. Chafee Blackstone River Valley National Heritage Corridor; Quinebaug and Shetucket Rivers Valley National Heritage Corridor. June 2007. “Mendon Reconnaissance Report.” <https://www.mass.gov/doc/mendon/download>

2012 Blackstone Valley Prioritization Project

The Blackstone Valley Prioritization Project² was a regional planning initiative involving 13 towns in the Blackstone Valley, which identified community priorities for land preservation and economic development. The plan identified priority development areas (PDAs) and priority preservation areas (PPAs) within each town. PDAs can support additional development or redevelopment, while PPAs deserve special protection because they contain valued environmental or cultural features.

This report classified Mendon as a "Country Suburb" without a significant village center or compact neighborhoods. This type of community also has plentiful vacant land and will see rapid population growth and conventional subdivision development on previously undeveloped open space. The Prioritization Project recommended the following preservation areas:

- Lake Nipmuc Area
- Muddy Brook Corridor – designated regionally significant.
- Twin Elm Farm – designated regionally significant.
- Southwick Zoo – designated regionally significant.
- Land that abuts Meadow Brook Woods Conservation Area – Asylum Street and Park Street
- Cormier Woods – designated regionally significant.

2013 Open Space and Recreation Plan

Mendon's most recent Open Space and Recreation Plan³ was published in 2013 and remained active until 2020. The plan updated Mendon's open space and recreation action plan based on changes such as an increase in development and the need for more child-friendly recreation options. Volunteers created this update without consultants. They incorporated a community survey, the 2012 Blackstone Valley Prioritization Project, and a public forum. The plan assessed economic and demographic influences on open space and recreation and reviewed Mendon's natural resources and environmental challenges. The plan updated Mendon's inventory of open spaces evaluated local needs for open space and recreation and included a new action plan. The 10 goals of this plan were:

- To protect critical parcels of land for conservation and passive recreation.
- To provide active recreation areas to meet the needs of Mendon's growing population.
- To access funding and land protection strategies to protect or purchase land for open space or recreation.
- To maintain recreational and passive recreation properties that the Town owns.
- To protect the Town's water resources such as wetlands, ponds, and aquifers.
- To provide support to farmers who want to keep their land in agriculture and maintain productive farms.

² Central Massachusetts Regional Planning Commission. 2012. "Blackstone Valley Prioritization Project."
<http://www.cmrpc.org/bvpp>

³ Town of Mendon. December 28, 2014. "Mendon, MA Open Space and Recreation Plan 2013-2020."
https://www.mendonma.gov/sites/g/files/vyhlf881/f/file/file/open_space_and_recreation_plan_text_2013-2020_12.28.14.pdf

- To help guide business and residential development to shape Mendon's growth, avoiding haphazard development.
- To provide cemetery space to meet future needs.
- To assist in the acquisition of land for the Town of Mendon's needs.
- To work towards the goal of 10% affordable housing units for the Town of Mendon.

2018 Municipal Vulnerability Preparedness Report

Mendon's 2018 Summary of Findings Report⁴ documented the Town's strengths and vulnerabilities to natural hazards and identified opportunities for building local resilience to climate change. This report was published through Mendon's participation in the Municipal Vulnerability Preparedness (MVP) program. The report identified Extreme Precipitation, Damaging Winds, Heat Waves and Drought, Wildfires and Brushfires, and Extreme Cold as natural hazards that may have the most impact on Mendon. This report noted that Mendon needs to adapt to climate change impacts such as increases in precipitation and stormwater runoff, warmer temperatures, increased storm intensity, and an increased risk of subsurface freezing. Mendon's top priorities for building community resilience are:

- Expand current emergency shelters and establish new ones.
- Create a comprehensive alert system.
- Establish an emergency generator at the communication tower and repeater at Inman Hill.
- Adopt/Implement existing LID and Open Space Residential Development bylaws using the recommendations from the 2016 Mass Audubon report, Analysis of Local Land Use Standards in Relation to Low Impact Development Best Practices, Mendon, MA.
- Implement a public outreach effort to educate the community on these green development opportunities.
- Coordinate with the Massachusetts Department of Transportation on Route 16/Muddy Brook Crossing drainage.
- Monitor beaver dams and secure funding for "beaver deceiver" devices for water-level control and, as a last resort, for trapping at locations where harvest is the best management practice.
- Hold semi-annual interdepartmental municipal meetings before Town warrants.
- Improve Town water infrastructure and acquire additional supplies for Town water.
- Increase town-wide volunteer network of willing and skilled volunteers.
- Expand the commercial tax base.
- Coordinate with Mass DOT regarding Route 16 road-edge failure.
- Work with the Board of Health to evaluate the water quality of individual/homeowner wells.
- Work with Southwick's Zoo and schools on invasive species education.
- Dredge Willow Brook Pond to reduce invasive species, increase the depth by reducing sediment, and increase its use as a fire control water source.
- Revise the Open Space Plan to incorporate climate change priorities – especially flooding.

⁴ Town of Mendon. Blackstone River Watershed Association. Mass Audubon. Mendon, Massachusetts. 2018. "Municipal Vulnerability Preparedness Report."
https://www.mendonma.gov/sites/g/files/vyhlif881/f/pages/mendon_municipal_vulnerability_preparedness_program_community_resilience_building_workshop_summary_of_findings_report.pdf

Since completing the process, Mendon received two MVP Action grants to implement climate change resilience projects. In 2017, Mendon was awarded \$8,025 to draft comprehensive Low Impact Development bylaws. In 2021, Mendon was awarded \$169,905 to construct green stormwater infrastructure at the Town Hall campus, which was designed to manage, treat, and infiltrate stormwater runoff.

Commissions & Active Groups

Agricultural Commission

The Agricultural Commission is a six-member board that educates the Town on local agriculture, encourages farmland protection, and supports the agricultural economy.

Community Preservation Committee

Mendon adopted the Community Preservation Act (CPA) in 2002. Adopting the CPA requires Mendon to collect a local CPA surcharge and enables the Town to apply for matching funds from the CPA Trust Fund. Projects eligible for CPA funding include acquiring open space for active or passive recreation, creating and supporting affordable housing, acquiring or preserving historic properties, and capital improvements that support outdoor recreation. The Community Preservation Committee reviews applications for CPA funding.

Conservation Commission

The Conservation Commission is the local agency responsible for administering the Wetlands Protection Act in Mendon. The commission issues permits in regulated wetlands, prevents adverse impacts on wetlands ecosystems, ensures flood control, prevents storm damage, and protects water resources. The Conservation Agent is the staff member assigned to support this board.

Land Use Committee / Energy Committee

The Land Use Committee aims to protect and acquire land in Mendon to support the general welfare of the Town. They protect land, preserve historic sites, acquire land in anticipation of future community needs, acquire land for open space, and ensure that Mendon has adequate affordable housing. This Committee has also been designated as the Town's Energy Committee, supporting the Green Communities state grant program. The Land Use Committee works on a wide variety of projects, many of which relate to open space and recreation and the preservation of natural resources.

Parks and Recreation Commission

Three commissioners are responsible for improving and maintaining Mendon's parks and ensuring that Mendon provides diverse recreational opportunities for its residents. Their responsibilities include parks, recreational fields, cemeteries, monuments, and other public facilities. Mendon's Director of Parks and Recreation is a member of this Commission.

Existing Conditions

Natural resources, open space, and recreation facilities provide countless social and ecological benefits. They contribute to the quality of life and the community's character, provide a center for community activities for all ages, enhance property values, attract businesses, and minimize excessive Town spending. A well-maintained and managed open space can protect water supplies, provide natural stormwater filtration, reduce flooding, improve air quality, and much more. While there are many barriers to protecting open space and natural resources, it is of utmost importance to prioritize preserving natural assets. Future development must be guided to preserve protected natural areas and connections between them.

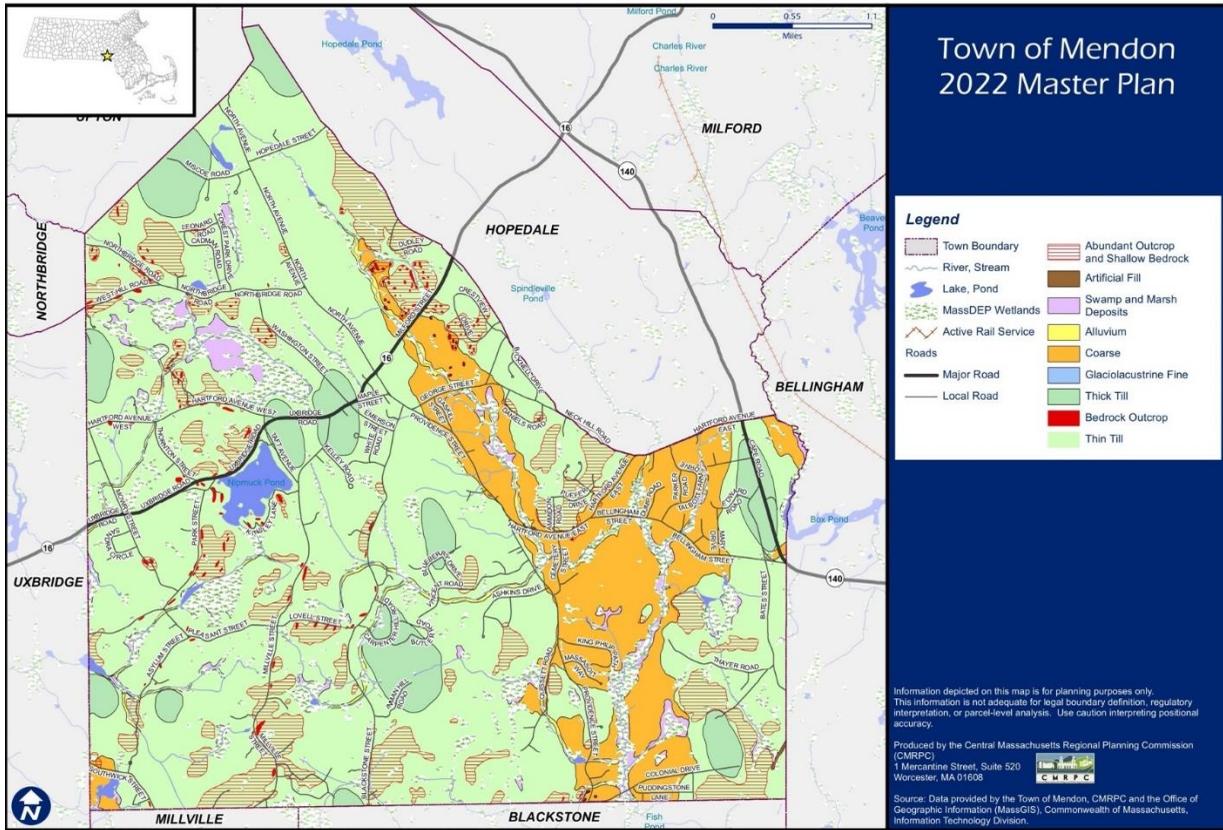
Topography, Geology, and Soils

The surface geology of a parcel is a significant factor for development and preservation. Different soils are suitable for different purposes, be it residential construction, farmland, fruit orchards, open space, or various other uses. Extensive differences in soil properties can occur even within short distances. According to Mendon's 2013 Open Space and Recreation Plan, most of the Town is covered in glacial tills, with some sand, gravel, and alluvial deposits in the vicinity of Muddy Brook. On the landscape scale, rolling hills and fields define Mendon's topography.

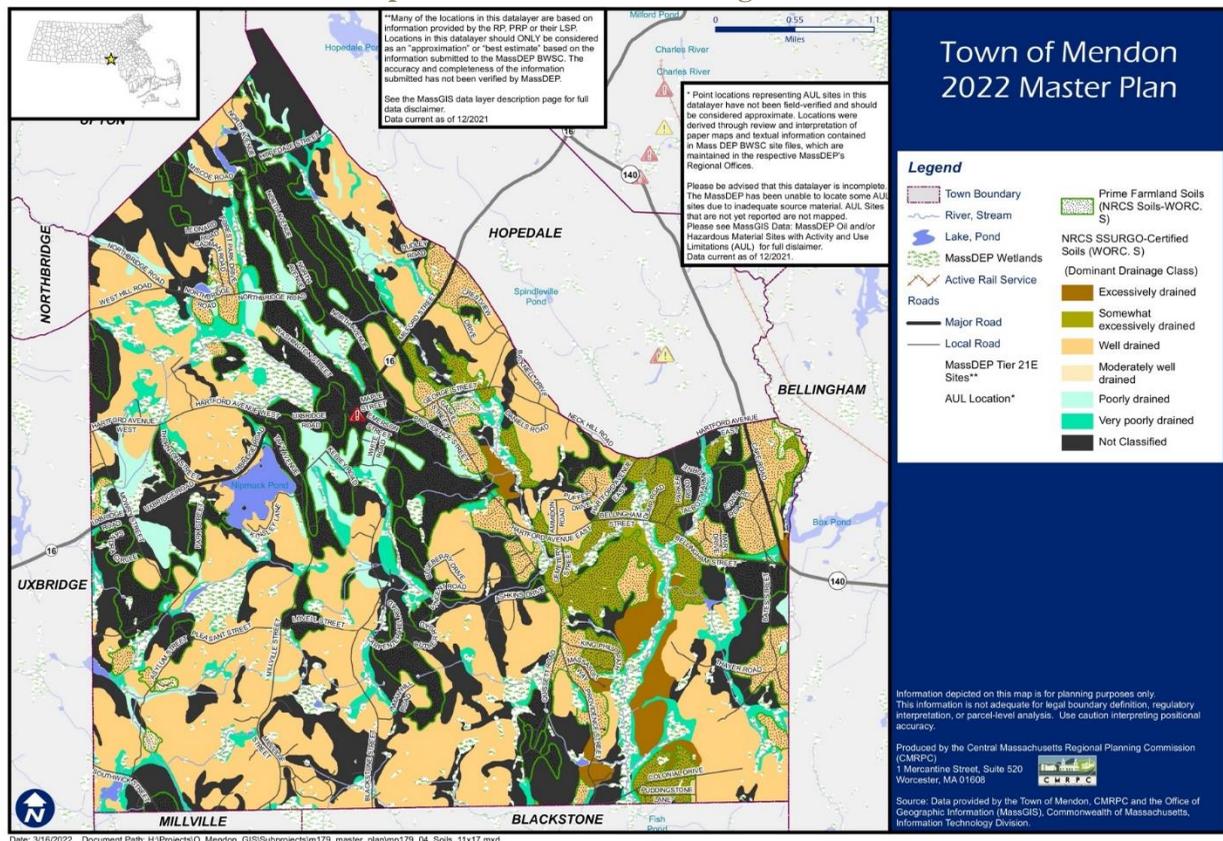
Around 20% of the land in Mendon has been designated as "prime farmland" by the USDA based on soil composition.⁵ This area is found along Providence Road, Bellingham Street, and North Avenue (Map 1). The 2013 Open Space and Recreation Plan identified this area as attractive for residential development. Development would alter the rural, agricultural character of Mendon and prevent this land from being used as a productive asset of the local food system.

⁵ Town of Mendon. December 28, 2014. "Mendon, MA Open Space and Recreation Plan 2013-2020." https://www.mendonma.gov/sites/g/files/vyhlf881/f/file/file/open_space_and_recreation_plan_text_2013-2020_12.28.14.pdf

Map OSRNR1: Surficial Geography



Map OSRNR2: Soils and Geologic Features

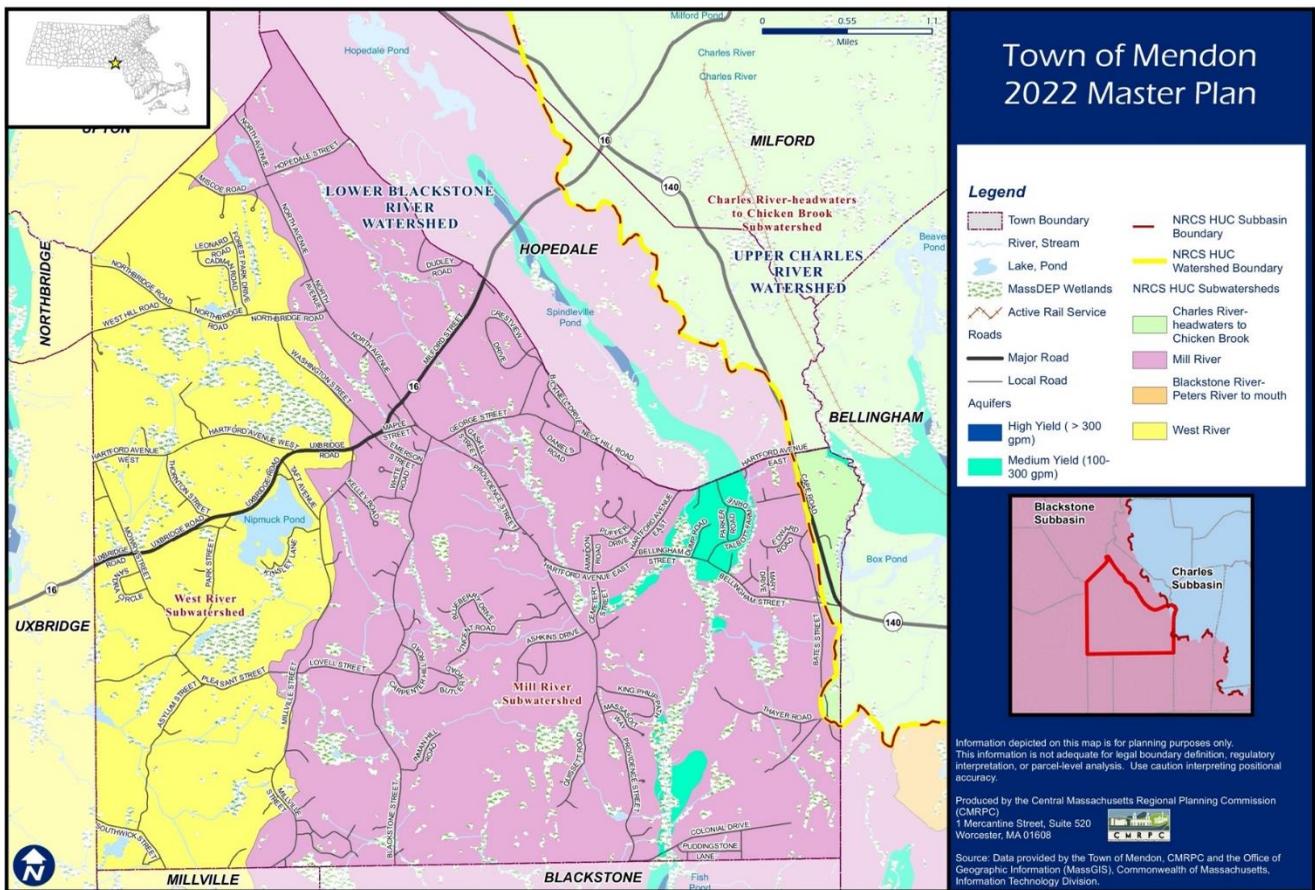


Water Resources

Except for a sliver of land in East Mendon, the Town lies entirely within the Blackstone Watershed. Small streams cross the Town, draining into the Mill River or West River sub-watershed basins before joining the Blackstone River. The Mill River, Muddy Brook, Meadow Brook, and Rock Meadow Brook traverse large sections of Mendon. The Blackstone River Coalition coordinates volunteer water quality testing throughout the watershed. There are currently no test sites in Mendon, but three are located directly upstream along the Mill River in Hopedale.⁶

The largest surface water body in Mendon is Lake Nipmuc. This 85-acre lake in west-central Mendon is primarily used for recreation and is surrounded by residences. The Lake Nipmuc Association manages water quality in the lake. Lake Nipmuc drains into Meadow Brook.

Map OSRNR3: Water Resources



Date: 5/6/2022 Document Path: H:\Projects\O_Mendon_GIS\Subprojects\m179_master_plan\mp179_05_Water_Resources_11x17.mxd

⁶ J. Trahan -Liptak. n.d. "Blackstone River Water Quality Monitoring Data." <https://thebrva.maps.arcgis.com/apps/Cascade/index.html?appid=b3cac197c5e54fe5a2da9112062c902d>

Wetlands

Wetlands are critical to flood control and maintaining water quality. They offer necessary water storage, absorb stormwater runoff, and provide valuable wildlife habitat and scenic beauty. Wetlands are dispersed throughout Mendon, along streams like Muddy Brook and Mill River and low-lying areas. One of the most extensive wetlands in Town lies north of Lake Nipmuc and south of the Northbridge Street Pond. Another significant area lies south of Lake Nipmuc and is adjacent to the Meadow Brook Uplands conservation area.

Mendon's Wetlands Protection Bylaw protects wetlands, areas adjacent to wetlands, and local water resources like rivers and perennial streams.⁷ This bylaw sets a no-disturb zone within 25 feet of wetlands, a no-build zone within 50 feet of wetlands, and a buffer zone within 100 feet of wetlands. Any development activity within the wetland buffer zone requires some oversight from the Conservation Commission. The Mendon Conservation Commission administers the State's Wetland Protection Act regulations at the local level.

Aquifer Recharge Areas

Aquifers are geologic formations capable of storing and yielding significant quantities of water to serve as a private or public water supply. Water saturates the soil during precipitation periods that migrate downward to the saturated zone. The water table is the area between the saturated zone and unsaturated zone. When more water enters the aquifer than is taken out, the water table rises. Map 3 shows two medium-yield aquifers in East Mendon, adjacent to the Mill River. These aquifers cross municipal boundaries with Hopedale and Blackstone.

Regulated wellhead protection areas help protect the recharge area around public water supply sources. According to MassGIS, a Zone II is a wellhead protection area that has been determined by hydro-geologic modeling and approved by the Department of Environmental Protection's (DEP) Drinking Water Program (DWP). In cases where hydro-geologic modeling studies have not been performed and there is no approved Zone II, an Interim Wellhead Protection Area (IWPA) is established based on DEP DWP well pumping rates or default values. Certain land uses may be either prohibited or restricted in both approved (Zone II) and interim (IWPA) wellhead protection areas.⁸

There are no Zone II areas in Mendon. However, there are several IWPA's clustered around North Avenue, Uxbridge Road, Hastings Street, and Millville Street in central and northern Mendon. Water Resources Map 2 shows the location of these IWPA's in Mendon.

Most households in Mendon rely on private wells rather than public water. According to the 2013 Open Space and Recreation Plan, many private wells draw water from fractures in the underlying bedrock. The amount of water that can be stored in these fractures may be limited, so these areas are not classified as aquifers.⁹ The 2013 Open Space and Recreation Plan noted that groundwater is protected through open

⁷ "Mendon General By-laws." https://www.mendonma.gov/sites/g/files/vyhli881/f/uploads/2022.08.22_-_mendon_bylaws_8.22.22_update.pdf

⁸ MassGIS. 2022. MassGIS Data: MassDEP Wellhead Protection Areas (Zone II, Zone I, IWPA). March.

⁹ OARS. n.d. "Where are our Aquifers?" <https://www.oars3rivers.org/river/watercycle/groundwater/aquifers-where>.

space preservation and large minimum lot sizes. The large lot size requirement is believed to protect groundwater by ensuring enough space to separate private wells and septic systems adequately.

Hazardous Materials and Underground Storage Tank Sites

The Soils and Limitations Map shows sites of recorded spills, releases of oil, hazardous materials, and underground storage tanks. Awareness of these sites is critical because they are potential sources of water supply contamination. The Massachusetts Department of Environmental Protection (DEP) is responsible for keeping a database and enforcing the cleanup of sites that have been contaminated with toxic or hazardous waste. DEP indicates that as of 2022, 36 sites in Mendon have reported releases of hazardous waste that are in various stages of remediation, the most recent report of which was reported on April 1, 2022. Many of them took place at gas and service stations and have been cleaned up to no longer pose threats to the surrounding area. One open site is at a residential location and was not deemed to be an imminent hazard, and two other sites are undergoing DEP review.

Mendon has seven underground storage tank sites located within Town boundaries, though their owners have removed some of the tanks.¹⁰ These underground tanks are used to store gasoline and heating oil. Underground storage tanks are important to inventory and monitor due to their potential adverse environmental effects should there be a leak, spill, or another type of issue. This list should continue to be updated, and the sites should be monitored by the Town and DEP.

Floodplains

Floodplains in Mendon lie adjacent to wetlands and surface waters. Large floodplain areas are north of Lake Nipmuc and south of the Northbridge Street Pond, south of Lake Nipmuc adjacent to the Meadow Brook Uplands conservation area, and along the Mill River. Other 100-year floodplain areas are included in Map 3.¹¹ Mendon's Flood Hazard Overlay District applies to land within the 100-year floodplain. Development within the floodplain is subject to a special permit granted by the Planning Board.

Vernal Pools

Vernal pools are small, shallow, seasonal wetlands that provide essential wildlife habitats, particularly for amphibians and invertebrates. Also known as ephemeral pools, autumnal pools, and temporary woodland ponds, they typically fill with water in the autumn or winter due to rising groundwater and rainfall. The pools remain through the spring and into summer, then dry completely by the middle or end of summer each year or every few years. Clusters of potential vernal pools indicate particularly good habitat for species that depend on vernal pools, such as water scorpions, spotted turtles, wood ducks, water bugs, ribbon snakes, several species of salamanders, fairy shrimp, isopods, wood frogs, spadefoot toads, and fingernail clams.

¹⁰ MassDEP. December 9, 2022. <https://ma-ust.windsorcloud.com/ust/facility/search/list?1>

¹¹ The 100-year floodplain is designated by the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRMs). FEMA bases their floodplain boundaries on historical flood data. This method does not account for future changes to precipitation rates due to climate change, which could impact the extent of future flooding.

According to the Natural Heritage and Endangered Species Program of the Massachusetts Division of Fisheries and Wildlife, Mendon has twelve Certified Vernal Pools and many Potential Vernal Pools.¹² The Certified Vernal Pools are distributed across Town, however, four are clustered around the Meadow Brook Uplands Conservation Area. Certified vernal pools are protected if they fall under the authority of the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00). However, certification only establishes that it functions as a vernal pool and does not determine that the pool is within a resource area protected by the Wetlands Protection Act. Certified vernal pools are also afforded protection under the state Water Quality Certification regulations (401 Program), the state Title 5 regulations, and the Forest Cutting Practices Act regulations.

Vegetation

Most of Mendon is forested, and limited development has resulted in the types of vegetation that grow in the Town today. Similar to many other New England towns, much of the Town was used for pastureland by the 19th century. Current forestry consists of second-growth hardwood species such as pines, elms, maples, oaks, and birch. There are large undisturbed tracts of forestland near Northbridge Road, around the Town Forest, and in the Inman Hill Conservation Area.

Agriculture

Farmland is still prevalent in Mendon and is vital to maintaining the community's rural character. Agricultural land attracts grassland birds such as eastern meadowlarks and bobolinks. These species can still be found in hayfields, meadows, and pastures. However, these populations are dwindling due to fields that are too small and too scattered. Many bird species also use fields for nesting, hunting, and feeding on seeds and insects. Other species such as voles, white-tailed deer, woodchucks, coyotes, eastern cottontail rabbits, eastern hognose snakes, and northern brown snakes also rely on agricultural areas. Further fragmentation of grasslands and croplands is of great concern.

Land used for agricultural purposes is often designated under Chapter 61A, which reduces the landowner's property tax bill and provides the Town of Mendon with the "right of first refusal" if the landowner decides to develop or sell the property. Chapter 61A land is marked on the Open Space Map (Map 5) and indicates the general extent of contemporary farming in Mendon. No properties in Mendon have Agricultural Preservation Restrictions, which would permanently protect farmland from future development.

Fisheries and Wildlife

According to the 2013 Open Space and Recreation Plan, common wildlife in Mendon include deer, pileated woodpeckers, fishers, woodcock, kestrels, bobolinks, eastern meadowlarks, raccoons, pheasants, partridges, skunks, wild turkeys, fox, rabbit, woodchuck, and a variety of fish species. Other common Central Massachusetts species like turtles, beavers, coyotes, and squirrels are also likely to inhabit Mendon's forests, meadows, or wetlands. However, the OSRP plan noted that ongoing commercial and residential development diminishes habitat availability for some of these species by replacing forest land with buildings and fragmenting habitat with roadways.

¹² MassGIS. n.d. "NHESP Certified Vernal Pools." [https://www.mass.gov/info-details/massgis-data-nhesp-certified-vernal-pools#displaying-the-data-](https://www.mass.gov/info-details/massgis-data-nhesp-certified-vernal-pools#displaying-the-data)

The Quissett Wildlife Management Area in South Mendon provides hunting opportunities for white-tailed deer, wild turkey, squirrel, small game species, upland game species, and aquatic fur-bearing species.¹³

Biodiversity

Rare Species: Endangered, Threatened, and Special Concern

The Natural Heritage and Endangered Species Program (NHESP) of the Massachusetts Division of Fisheries and Wildlife lists seven occurrences of rare or endangered plants and animals in Mendon, including the date of the most recently recorded local observation. Table OSRNR1 shows that the single rare plant species observed in Mendon is the climbing fern (a species of special concern). Table OSRNR2 shows the most recent sightings of six animal species, three of which are threatened (American brook lamprey, Blanding's turtle, and marbled salamander), and three of which are of special concern (creeper, Eastern box turtle, and wood turtle).

These plants and animals are particularly vulnerable to habitat destruction, invasive species, climate change, and human disturbances such as development or logging. When planning for Mendon's natural resources and community development, careful consideration must be given to these species.

Table OSRNR1: Rare Plant Species in Mendon as of 2022

Taxonomic Group	Scientific Name	Common Name	MESA Status	Most Recent Observation
Vascular Plant	<i>Lygodium palmatum</i>	Climbing Fern	Special Concern	2018

Source: Natural Heritage and Endangered Species Program, 2022

Table OSRNR2: Rare Wildlife Species in Mendon as of 2022

Taxonomic Group	Scientific Name	Common Name	MESA Status	Most Recent Observation
Amphibian	<i>Ambystoma opacum</i>	Marbled Salamander	Threatened	2016
Fish	<i>Lethenteron appendix</i>	American Brook Lamprey	Threatened	2010
Mussel	<i>Strophitus undulatus</i>	Creeper	Special Concern	1949
Reptile	<i>Emydoidea blandingii</i>	Blanding's Turtle	Threatened	1930
Reptile	<i>Terrapene carolina</i>	Eastern Box Turtle	Special Concern	2015
Reptile	<i>Glyptemys insculpta</i>	Wood Turtle	Special Concern	2015

Source: Natural Heritage and Endangered Species Program, 2022

¹³ MassWildlife. n.d. "Quisset Wildlife Management Area." <http://gisprpxy.itd.state.ma.us/MassWildlifeLands/pdf/QUISSET%20WMA.PDF>.

Invasive Species

Invasive plant species are abundant in the natural environment in Mendon and throughout Massachusetts. Non-native species were introduced intentionally in some areas of the state for erosion control and food supply for wildlife. However, fruits and seeds were spread unintentionally by wildlife and human nature, and slowly, natural habitats across the state are being degraded. Multiflora Rose, Asian Bittersweet, Japanese Knotweed, Purple Loosestrife, and Water Chestnut have all been observed in Mendon's open spaces.¹⁴

Invasive pests are also a challenge for Mendon's forests. The Town's 2018 Municipal Vulnerability Preparedness report noted damage to forests from a recent spongy moth¹⁵ infestation, which weakened or killed oak trees, exacerbating storm damage, and contributing to local wildfire risk. Emerald Ash Borer, a beetle that targets ash tree species, was detected in Mendon as recently as 2020.¹⁶

Habitat Fragmentation and Wildlife Corridors

Unfragmented tracts of forestland provide higher quality habitat than small, fragmented parcels of land. Fragmentation limits access to essential resources like food, water, and shelter for local wildlife. Wildlife corridors are one effective tool to help sustain wildlife populations, habitats, and overall biodiversity. These corridors can reduce vehicle-animal collisions along with other harmful impacts of habitat fragmentation. Smaller undeveloped pieces of land and trail easements can help connect larger preserved areas.

Conservation easements can be a cost-effective method for resource protection and preventing forest fragmentation. Additionally, linked trail systems provide environmentally friendly transportation and recreational opportunities for residents and help with wildlife connectivity. Increased sidewalks, bike lanes, and paths can also reduce the amount of deadly vehicle-animal collisions, air pollution, and noise pollution from cars. Encouraging zoning and development types with minimal impact on open space is also key to preventing habitat fragmentation. Cooperation among neighboring communities, non-profit groups, landowners, state agencies, and regional partners will be essential to conservation and preservation.

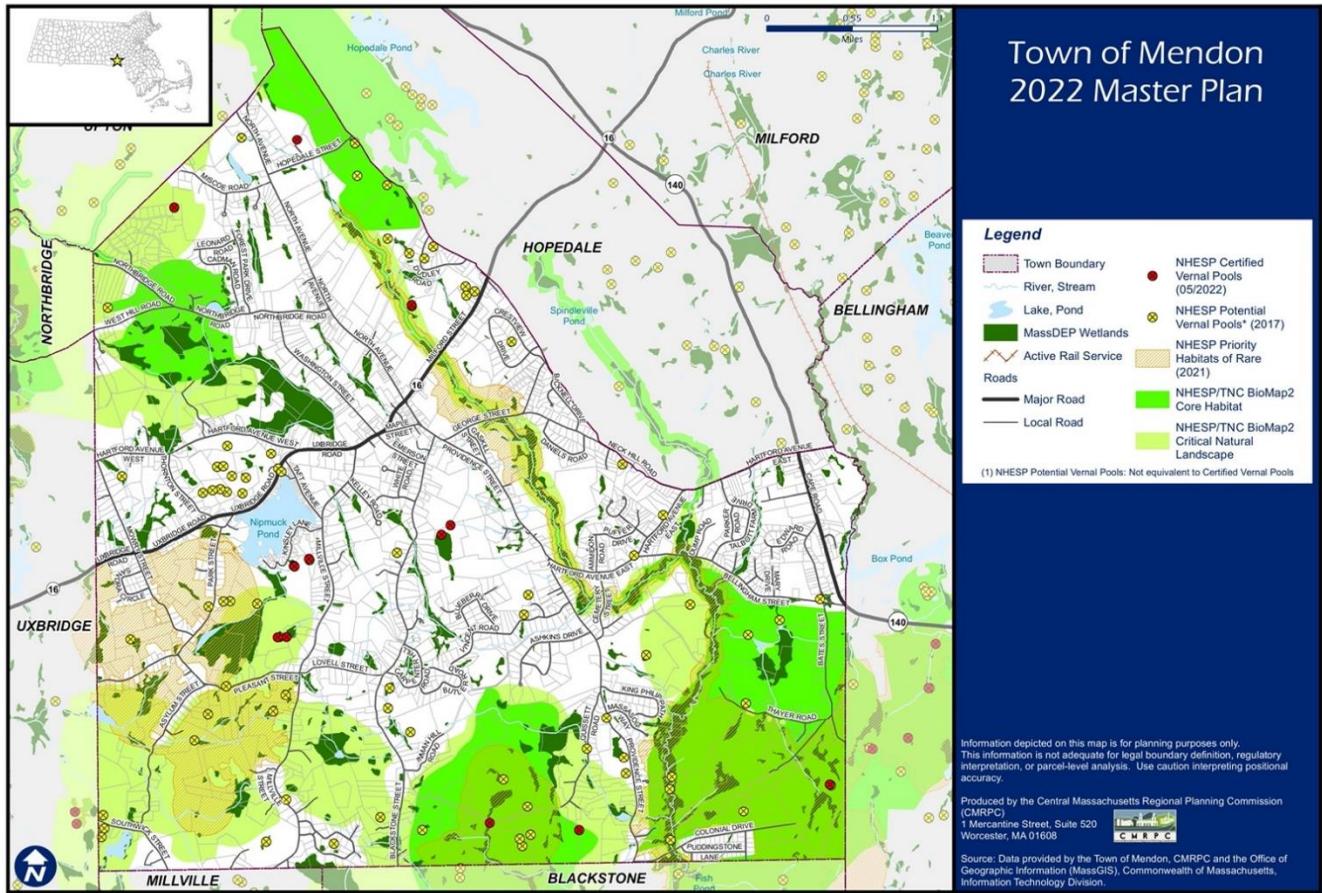
Significant unfragmented areas in Mendon that are important sites for biodiversity include the land around the Inman Hill Conservation Area/Quissett Wildlife Management Area, the Town Forest, the Meadow Brook Uplands Conservation Area, Old Sawmill Road, Muddy Brook north of Milford Street, Muddy Brook South Conservation Area, and the Meadow Brook Woods Conservation Area.

¹⁴ Town of Mendon. December 28, 2014. "Mendon, MA Open Space and Recreation Plan 2013-2020." https://www.mendonma.gov/sites/g/files/vyhlf881/f/file/file/open_space_and_recreation_plan_text_2013-2020_12.28.14.pdf

¹⁵ This species was previously referred to as the "gypsy" moth.

¹⁶ Department of Conservation and Recreation Forest Health Program. 2022. "Massachusetts Emerald Ash Borer Detections." <https://www.mass.gov/guides/emerald-ash-borer-in-massachusetts#-current-detections->

Map OSRNR4: Habitat Features



Core Habitats and Critical Natural Landscapes

Released in 2010, BioMap2 includes over 4,000 records added to the NHESP database since BioMap's inception in 2001.¹⁷ It is a comprehensive mapping tool encompassing Massachusetts that identifies areas most in need of protection to ensure native biodiversity. The report and map thoroughly discuss biodiversity in Massachusetts and state that, when protected, biodiversity enhances water supply, watershed protection, recreational opportunities, and aesthetic benefits. The project's goal was to produce a statewide map that could guide the protection of the state's vulnerable natural resources. Core Habitats and Critical Natural Landscapes are identified in these maps and are defined as follows:

Core Habitat: Identifies key areas to ensure the long-term persistence of species of conservation concern, exemplary natural communities, and intact ecosystems across the Commonwealth. The specific subcomponents of Core Habitat include Species of Conservation Concern, Priority Natural Communities, Aquatic Core, Forest Core, Wetland Core, and Vernal Pool Core.

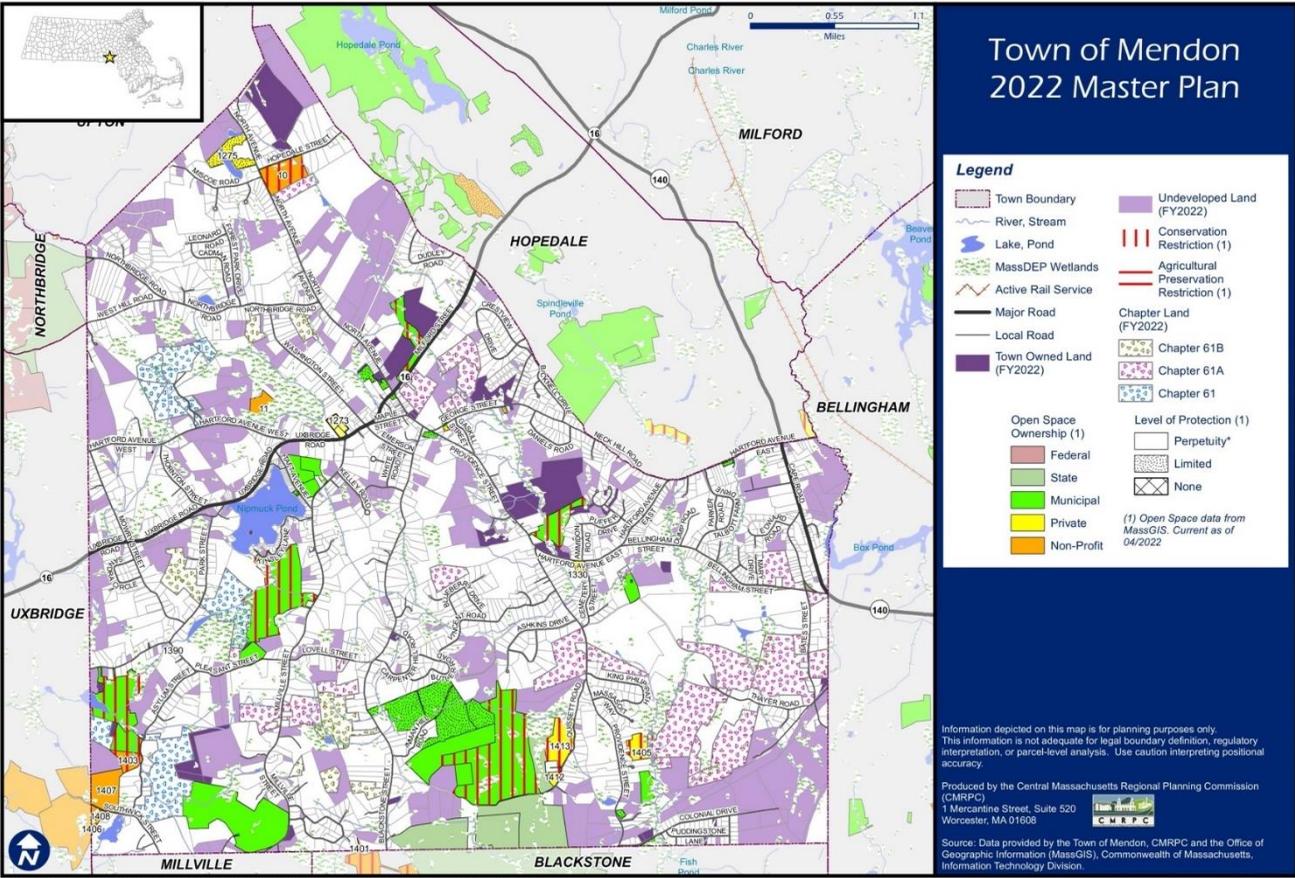
Critical Natural Landscape: Identifies larger landscape areas that can better support ecological processes, disturbances, and wide-ranging species. The specific subcomponents of Critical Natural

¹⁷ Mass.gov. n.d. "Biomap: The Future of Conservation in Massachusetts." <https://www.mass.gov/service-details/biomap2-conserving-the-biodiversity-of-massachusetts-in-a-changing-world>

Landscape include Foraging Habitat for Tern Species, Landscape Blocks, Upland Buffers of Wetland Core, Upland Buffers of Aquatic Core, and Upland Habitat to Support Coastal Adaptation.

Mendon has areas identified by BioMap2 as Core Habitats for conserving biodiversity. These core habitats include three wetland cores, two aquatic cores, one forest core, and four species of conservation concern cores. Seven Critical Natural Landscapes have been identified, including two landscape blocks, three wetland core buffers, and two aquatic core buffers. The areas identified as Core Habitats and Critical Natural Landscapes in Mendon can be found in Map OSRNR5. The full BioMap2 Report for Mendon can be read on the MassGIS website.¹⁸

Map OSRNR55: Open Space



¹⁸ MassGIS. n.d.

Open Space Destinations

Mendon is home to several open space destinations that offer recreation and natural beauty and contribute to natural resource preservation.

Cormier Woods Reservation

Cormier Woods is in southwest Mendon and crosses the border with Uxbridge. The Trustees of Reservations own 186 acres mostly in Uxbridge, with 41 acres of the property in Mendon. It includes five miles of easy-to-moderate trails through pastures, woodlands, and a boulder field. Distinctive features include meadows, a "quintessential 1800s New England agricultural landscape," and a blueberry patch.¹⁹ The main parking lot for this property is at 217 Chapin Street in Uxbridge, but visitors can park at a small lot on Park Street or a lot on Asylum Street in Mendon to use connecting trails to reach the Cormier Woods Reservation.²⁰

Meadow Brook Woods Conservation Area

The Town of Mendon purchased the 60-acre Meadow Brook Woods property in 2009. The Town purchased another 16 acres in 2011. This property is in southwest Mendon, just north of Cormier Woods. It now contains 77 total acres after the former Nolet property was added and abuts the Cormier Woods Reservation. There is a 0.7-mile trail loop on this site and a 0.7 mile connecting path to the Cormier Woods trail system.²¹ Trails go from Park Street to Asylum Street and onto Chapin St. in Uxbridge. This property is also linked by a trail easement to the Mendon Town Forest trails. Attractions at this open space include Inman Pond, Meadow Brook, a restored 1940s-era hunting cabin, a rock pile, and an orienteering course.²²

Mendon Town Forest

The Mendon Town Forest lies just east of Cormier Woods and Meadow Brook Woods and connects to these open spaces via a trail that crosses the private property in between. The Mendon Town Forest is approximately 160 acres, heavily forested, and runs up the Chestnut Hill/Wigwam Hill slope. In addition to its natural assets, this property contains numerous trails, historical sites, and artifacts dating back to the 1600s, including a sawmill, grist mill, granite quarry, and old wells.²³ This open space is accessible from a parking lot on Millville Road, the Southwick's Zoo parking lot, and the trail connection to Cormier Woods and Meadow Brook woods.²⁴

Inman Hill Wildlife Conservation Area and Quissett Wildlife Management Area

Near the Blackstone border in southern Mendon, the 260-acre Inman Hill Wildlife Conservation Area (owned by the Town of Mendon) connects to the 168-acre Quissett Wildlife Management Area (owned by the Massachusetts Department of Fish and Game). Both contain wetlands and hardwood forests. The

¹⁹ The Trustees of Reservations. n.d. "Cormier Woods." Accessed 2023. <https://thetrustees.org/place/cormier-woods/>.

²⁰ Ibid.

²¹ Ibid.

²² Town of Mendon. 2021. "Trails and Passive Recreation." <https://www.mendonma.gov/parks-recreation/pages/trails-and-passive-recreation>

²³ Ibid.

²⁴ Town of Mendon. March 6, 2020. "Mendon Town Forest."

https://www.mendonma.gov/sites/g/files/vyhlif8881/f/uploads/trail179_mendontownforest_8_5x11_vwc.pdf

Inman Hill area has a trail system accessible from parking lots on Inman Hill Road and Quissett Road.²⁵ To the south, this area abuts 384 acres of permanently preserved land in the neighboring Town of Blackstone.

Meadow Brook Uplands

The Town of Mendon purchased the 97-acre Meadow Brook Uplands property in 2014. This wooded open space contains forests and wetlands and lies just south of Lake Nipmuc. It has vernal pools and bird habitats, and it has been designated a Terrestrial Resilience Corridor by the Nature Conservancy.²⁶ There are 1.5 miles of trails on the property, which are accessible from a parking lot on Kinsley Lane.²⁷

Recreation Areas, Facilities and Programming

The Mendon Parks and Recreation Department and Mendon Parks Commission provide diverse recreational opportunities for all, without regard to age, gender, sexuality, ethnicity, or social or monetary status. The Town's recreational services and facilities are an integral part of the community, enhancing the quality of life for participants in Town-sponsored activities. The Parks and Recreation Department offers summer recreation programs for children and swimming lessons. Mendon's athletic facilities are managed by this department. The Parks and Recreation Department also manages the Town Beach.

Many recreational, social, and cultural programs are offered through the Council on Aging for community members over the age of 60. Exercise programs are sponsored regularly, such as Stretch/Flex, Yoga, Tai Chi, and other exercises. Social programs like lunches and board games are also hosted by the Council. The Council on Aging coordinates recreational day and overnight trips for Mendon seniors.

Table OSRNR3 details recreation facilities and locations in Mendon, presenting a summary of the types and geographic distribution of recreational opportunities. Some properties listed in this table are used for passive and active recreation purposes. Much of the open space in Mendon is available for passive recreation opportunities such as hiking, walking, wildlife observation, and similar activities.

Table OSRNR3: Recreational Facilities and Locations in Mendon

Site Name	Owner	Location	Facilities
Clough School Field	Town of Mendon	North Ave	Multi-use field
Founder's Park	Town of Mendon	Rt-16/North Ave	Historical Town Common
Grover Soccer Field	Town of Mendon	Colonial Drive	Full-size soccer field
Memorial Park	Town of Mendon	25 Millville Street/ 45 Taft Ave	Pavilion, basketball court, lighted tennis courts, t-ball fields, Little League field, softball field
Miscoe Middle School Fields	Mendon Upton Regional School District	North Ave	Recreational fields (baseball, softball, soccer/football, and track)

²⁵Town of Mendon. "Inman Hill Wildlife Conservation Area & Quissett Wildlife Management Area Map Mendon, Mass" December 13, 2016. https://www.mendonma.gov/sites/g/files/vyhlif881/f/file/file/trail179_inmanhillwca_quissettwm_8_5x11update_12.13.16.pdf

²⁶ Town of Mendon. n.d. "Completed CPA Projects." <https://www.mendonma.gov/community-preservation-committee/pages/completed-cpa-projects>.

²⁷ Town of Mendon. n.d. "Meadow Brook Uplands Mendon, Massachusetts" https://www.mendonma.gov/sites/g/files/vyhlif881/f/file/file/trail179_meadowbrookuplands_8_5x11_vk.pdf

Town Beach	Town of Mendon	45 Taft Ave	Public swimming with lifeguards, concession stand, kayak/canoe launch
Veteran's Park	Town of Mendon	29 Millville Street	Baseball field, Little League field

Inventory of Open Space

State-Owned Land

The Commonwealth of Massachusetts owns the 204-acre Quissett Wildlife Management Area in southern Mendon and less than an acre in western Mendon that forms part of the E. Kent Swift Wildlife Management Area. Public access and certain recreational activities are permitted on both properties.

Town Owned Land

The Town of Mendon owns just over 585 acres of land of conservation and recreation interest. Town-owned open space is under various management agencies and serves a range of purposes, including water supply, conservation, recreation, cemetery, and athletic fields. The parcels owned by the Town vary by level of protection and public access. The majority of this land was preserved through donations of land, grants, and Community Preservation Funds.

Table OSRNR4: Parcels of Conservation and Recreation Interest Under Public Ownership

Property	Acres
Commonwealth of Massachusetts	
Quissett Wildlife Management Area	204
E. Kent Swift Wildlife Management Area	.63
Town of Mendon	
Bicknell Cemetery	1.07
Grover Field	5.05
Cook Cemetery	0.13
Founders Park	0.69
George Cemetery	1.16
Henry P Clough School	8.13
Inman Hill Wildlife Conservation Area	110.00
Memorial Park	7.31
Meadow Brook Woods Conservation Area	77.00
Muddy Brook North Conservation Area	22.95
Muddy Brook South Conservation Area	25.91
Nipmuc Heights Conservation Area	11.50
Old Cemetery	unknown
Pine Hill Cemetery	1.43
Quissett WCE (part of the Inman Hill Wildlife Conservation Area)	159.00
Taft-Lamothe Cemetery	unknown
Town Beach	0.54
Town Forest	145.00
Veteran's Park	8.97

Source: Town of Mendon

Land Trusts

Land trusts own just over 52 acres of open space in Mendon. The Trustees of Reservations owns just over 35 acres of open space, while the Metacomet Land Trust owns 17 acres of open space.

Table OSRNR5: Open Space Under Land Trust Ownership

Property	Acres
The Trustees of Reservations	
Cormier Woods	5.36
Cormier Woods Conservation Area	30.05
Metacomet Land Trust	
Ford Preserve	17.00

Source: Town of Mendon

Conservation Restrictions

A conservation restriction (CR) is a legal document that extinguishes development rights and ensures a particular property remains open space. It is a permanent deed restriction recorded with the Registry of Deeds and is relevant to future parcel owners. It identifies the property's important ecological features and the public benefit resulting from preserving the land's natural condition. Public or private landowners may grant conservation restrictions to qualified organizations like land trusts. The property owner retains ownership of the land and may sell or bequeath the preserved land with all restrictions in place. Any title search of a property will reveal the existence of a CR, and future owners are bound to it.

A landowner can determine which parts of their property would be restricted in the future by the easement. Landowners can withhold some land from the easement while protecting the remainder of the property. Tax benefits derived from a CR may include reduced federal income taxes if the CR is donated, reduced estate or inheritance taxes, and deductions on real estate taxes. Municipalities that have passed the Community Preservation Act (CPA), such as Mendon, can use funds to purchase CRs. Ten parcels in Mendon have preservation restrictions, totaling 465 acres of permanently protected land.

Agricultural Preservation Restrictions

The Agricultural Preservation Restriction (APR) program is a voluntary program that offers a non-development alternative to farmland owners for their agricultural lands. The objectives of the APR program are to protect productive farmland with deed restrictions and revitalize the local agricultural industry by making land more affordable to farmers and their operations more financially secure. The program offers to pay farmland owners the difference between the "fair market value" and the "agricultural value" of their farms in exchange for a permanent deed restriction that prevents any use of the property that will negatively impact its future agricultural viability. Municipalities that have passed the Community Preservation Act (CPA) can use funds to purchase APRs, document agricultural resources, repair barns, and acquire farmland. There are currently no APRs in place in Mendon.

Lands Not Protected from Development

Various levels of protection can be offered to private open lands. The Chapter 61 Tax Program gives preferential tax treatment to landowners who maintain their property as open space for timber production, agriculture, or recreation. This program acknowledges that rising property values and taxes can make owning land expensive and therefore offers an opportunity to reduce property taxes in exchange for

providing significant public benefits such as clean water, wildlife habitat, rural character, wood products, food, and outdoor recreation.²⁸

There are three different Chapter 61 programs, each of which aims to keep land undeveloped:

- **Chapter 61 – Forestry:** This applies to land which grows forest products, including wood, timber, Christmas trees, and other products produced by forest vegetation.
- **Chapter 61A – Agriculture:** This applies to land which grows agricultural or horticultural products, including fruits, vegetables, ornamental shrubs, timber, animals, and maple syrup.
- **Chapter 61B – Open Space and Recreation:** This applies to land in open space or recreation. It does not require land to be managed or have a 10-year forest management plan and is best suited for landowners who take a passive approach to their land.

As of June 2022, several temporarily protected parcels in Mendon are in the Chapter 61 preservation programs, totaling over 2000 acres. Landowners can withdraw from the program for a change to residential, industrial, or commercial use, but need to pay a withdrawal penalty tax. When land is removed from these programs, the Town has 120 days to exercise its right of first refusal to purchase the property.

Issues & Opportunities

The issues and opportunities in the following section were identified through a review of previous reports, current data, and public outreach efforts. Mendon residents voiced their ideas, needs, and concerns about open space and natural resources through these efforts. Several themes stood out, including:

- Athletic field improvements
- Safe, interconnected walking, hiking, and biking opportunities
- Town beach improvements
- Additional canoe/kayak locations

Environmental Challenges

Flooding/Erosion/Sedimentation

Flooding was identified as a significant hazard in the 2018 Hazard Mitigation Plan. Roadways and septic systems are vulnerable to flooding, and certain roads regularly flood during rainfall. According to the 2018 MVP report, roads are susceptible to flooding when undersized drainage systems and culverts are overwhelmed by stormwater and when water levels rise in road-adjacent waterways.

Beaver activity was linked to roadway flooding at multiple locations in Mendon in the Hazard Mitigation Plan and MVP plan. Beavers are native to Massachusetts, and Mendon has a robust population in its wetlands and ponds. The MVP plan observes that there are numerous stream crossings at which beaver dams are causing ongoing conflict with property owners, drivers, and Highway Department staff. This conflict will only intensify as precipitation and storm intensity increase, which will cause groundwater and surface water levels to rise.

²⁸ Van Fleet, Tyler, Paul Catanzaro, and David Kittredge. n.d. "Chapter 61 Programs." <https://www.mass.gov/files/documents/2017/10/25/chapter-61-programs.pdf>.

The challenge to Mendon is to secure the staffing and funding to monitor beaver activity and adjust population size through water flow devices that allow water to flow under the beaver dam and trapping as a last resort. At the same time, beavers increase wetland acreage when they dam a stream. Along with open space conservation, increased wetland acreage can help mediate the loss of floodwater storage capacity in Town due to ongoing and future residential and commercial development. An additional consideration is that beaver-created wetlands have been documented to improve water quality by removing excess nutrients and contaminants. This is important to the public drinking water supply.²⁹

Erosion can lead to increased pollution and sedimentation in water bodies, negatively impacting aquatic habitats and potentially public health. The Mendon Stormwater Management Bylaw is in place, "to control the adverse effects of soil erosion and sedimentation, construction site runoff, increased post-development stormwater runoff, decreased groundwater discharge, and non-point source pollution associated with new development and redevelopment."³⁰

Low Impact Development (LID) refers to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration, or other use of stormwater to protect water quality and associated aquatic habitat. LID is an approach to land development or redevelopment that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features and minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product. LID techniques capture water on-site, filter it through vegetation, and let it soak into the ground.

Examples of LID techniques include permeable paving, rain gardens, green rooftop systems, vegetated buffers, rain barrels and cisterns, and site design that minimizes disturbance to the natural environment. Mendon's Zoning Bylaws recommend using LID best practices when possible. The Town's Subdivision Rules and Regulations also encourage LID and require that developers prove why LID is not possible given site conditions. However, the Mendon MVP plan noted the lack of, or the inconsistent application of, LID and green infrastructure measures in the development approval process.

Water Supply

Mendon residents and businesses rely on private wells for access to water – the Town has no municipal wells. Private wells are vulnerable to power outages, drought, and water quality issues. The Town's last severe drought was in 2016 when one resident's well ran dry. Relying exclusively on private wells for drinking water constrains development and limits density. Private wells require open space to ensure adequate recharge, protect neighboring wells, and prevent septic system interactions.

Mendon's minimum lot size is 20,000 square feet for a single-family residential unit under the Open Space Communities bylaw. While this lot size is 40,000 square feet smaller than the minimum lot size under conventional zoning, it equals half an acre. This size encourages low-density development and can undermine environmental and community priorities.

²⁹ Town of Mendon. 2018. Community Resilience Building Workshop Summary of Findings. Blackstone River Watershed Association. Mass Audubon. Mendon, Massachusetts.

https://www.mendonma.gov/sites/g/files/vyhlif881/f/pages/mendon_municipal_vulnerability_preparedness_program_community_resilience_building_workshop_summary_of_findings_report.pdf

³⁰ Town of Mendon. August 22, 2022. "General Bylaws." Chapter XXVI

https://www.mendonma.gov/sites/g/files/vyhlif881/f/uploads/2022.08.22_-_mendon_bylaws_8.22.22_update.pdf

Mendon's wells may face water quality and quantity challenges in the future. Climate change could make periodic droughts more frequent or severe. A significant increase in impervious surfaces in Mendon could also be detrimental to the local water supply by causing water runoff rather than infiltration into the Town's underlying aquifers.³¹ Water quality impairments can make drinking water unsafe for consumption. Potential contamination sources include chemicals from hazardous materials sites, septic system leaching, and the salt spread on Town roads. Sampling locations around Lake Nipmuc have been found to consistently experience elevated levels of certain nutrients and bacteria, which MVP workshop stakeholders attributed to septic tank flooding.³²

Since residences and businesses all rely on separate wells, some community members may be much more affected than others by these challenges. The independent existence and use of wells across Mendon could also complicate efforts to conserve water and protect water quality.

Invasive plants and pests

Invasive plants degrade ecosystems by competing for resources with native species and altering habitats. The 2013 Open Space and Recreation Plan noted that Multiflora Rose, Asian Bittersweet, and Japanese Knotweed had been found in Mendon. Water-based invasive plants like Purple Loosestrife and water chestnut were found in Lake Nipmuc and Inman Pond. Invasive plants are a problem across Massachusetts. The Blackstone Watershed Collaborative has identified accelerating "management of water chestnut" as a priority in the entire watershed over the coming years to preserve aquatic habitats.

The invasive insect *Lymantria dispar*³³ has disrupted woodland ecosystems in Mendon. Like much of Central Massachusetts, Mendon experienced a severe outbreak of spongy moths in the mid-2010s. The caterpillars from this species defoliate certain preferred trees prevalent in Mendon. Trees can die when defoliation caused by insects coincides with other stressors like drought.³⁴ In Mendon, *Lymantria dispar* permanently damaged many oak trees. Falling tree limbs during storms can lead to power outages and block roadways, two major concerns in the MVP report. Damage to trees by spongy moths or other insects can exacerbate the effects of extreme weather on Mendon's citizens.

Climate change impacts

The top hazards identified during the 2018 MVP process were extreme precipitation, damaging winds, heat waves and drought, wildfires and brushfires, and extreme cold. Climate change could alter local weather and make these hazards more severe or more likely to occur over time. It also causes local weather to become more variable and less consistent throughout each season. Stronger storms and the potential for extreme precipitation could lead to flooding, power outages that disrupt private wells, and changes to water tables that could disrupt septic systems. The runoff from extreme precipitation could impact Mendon's open spaces through nutrient loading, algal blooms, and other aquatic ecosystem disturbances. Temperature shifts associated with climate change may alter local ecosystems and shift the distribution of plants and animals in open spaces. Mendon's 2018 MVP process identified some specific comments related to natural resources and open spaces. These include:

- Concern over long-term ecosystem health given various anticipated climate change.

³¹ Ibid. 31.

³² Town of Mendon. 2018.

³³ The spongy moth, formerly known as the "gypsy moth."

³⁴ University of Massachusetts Amherst. June 30, 2016. "Center for Agriculture, Food, and the Environment." <https://ag.umass.edu/news-events/highlights/gypsy-moth-outbreak-in-massachusetts-2016>.

- Lake Nipmuc (especially by beach trench, marina).
- Meadow Brook Woods and Meadow Brook Uplands (Millville Road, Pleasant Street, Asylum Street, Park Street).
- Cormier Woods Trustees property (Chapin Street).
- Quissett Wildlife Management Area (WMA) bordered by Blackstone Street, Inman Hill Road, and Quissett Road.
- Inman Pond (Park Street in Mendon and Henry Street in Uxbridge).
- Concern that beaver dams contribute to flooding, which could be exacerbated by future precipitation changes.
- Recognition that beaver dams increase wetland acreage and protect water supply and quality, which could absorb stormwater runoff and contribute to groundwater infiltration.
- Concern about the likelihood of future extended droughts, and the Town's lack of a coordinated public water system.
- Concern about the impact of stormwater runoff on water quality, given future precipitation changes.

Climate change will impact Mendon in many ways, reaching beyond its natural resources and open spaces. Residents, infrastructure, and ecosystems are likely to experience direct impacts from climate change, as outlined in the 2018 MVP report.

Recreation and Community Issues and Opportunities

Development Pressures on Local Farming

Mendon is an attractive area for residential development, given its rural atmosphere and proximity to Worcester, Providence, and Boston. Unfortunately, the rising price of land has made it more challenging to justify agriculture in Mendon and may contribute to the decline in local farming. The loss of agricultural land to residential development will change Mendon's landscape and character over time. CPA money can be used to place APRs or CRs on farmland if it goes on the market, as was done to permanently protect the Pearson farm. The widespread use of Chapter 61A in Mendon, and its associated "right-of-first refusal," may enable the Town to purchase chapter land that its owners propose to sell or convert for another use. Mendon can preserve its farmland, but protecting this land means waiting for existing owners to sell.

Equitable access to open space and recreation

Universal access to recreation and open spaces is an area for improvement in Mendon. The Town has prioritized this need and hopes to incorporate increased accessibility in open space revitalization projects, such as improvements to the public beach. The open space around the Mendon Senior Center could be a prime location for Mendon's first universally accessible trail. Mendon lacks a Commission on Disability. Establishing a commission to promote the inclusion of people with disabilities in all aspects of community life could help Mendon target future open space and recreation accessibility improvements in the areas where they are most needed.

Multi-Use Path Connection

Mendon residents are fortunate to have many opportunities for cycling nearby. The Southern New England Trunkline Trail,³⁵ the Blackstone River Greenway,³⁶ and the Upper Charles Trail³⁷ are all within a 15-minute drive of central Mendon, though residents must leave to access these paths. Mendon has an opportunity to link these trails through the development of a new multi-use trail. A new multi-use trail would meet a commonly requested community need - safe paths for cyclists and pedestrians - while drawing visitors from nearby towns. This opportunity could benefit residents and small businesses and enhance outdoor recreation in the region.

Management Challenges, Issues, and Opportunities

Funding

The Community Preservation Act (CPA) was accepted in Mendon in 2002. Since then, Mendon has collected at least \$3,794,412 through the CPA surcharge and received \$2,588,881 from the Massachusetts State CPA Trust Fund. It has leveraged this funding to apply for grants and collaborate with other organizations on CPA-eligible projects. Funding open space and recreation projects can be challenging for a small town. CPA has been critical to expanding open space and recreation projects and has helped to preserve Mendon's community character and quality of life.

Staff and Volunteer Capacity

Mendon is fortunate to have an active volunteer base. Youth groups help take care of ballfields and other facilities, while open space stewards maintain trails and natural areas. As recreation opportunities have grown, Mendon has expanded its capacity by hiring a Parks and Recreation Coordinator.

Zoning updates

Mendon passed an Open Space Communities bylaw in 2015. The Open Space Communities bylaw allows developers to build subdivisions with smaller house lots than the general zoning bylaws allow, if the developer sets aside a minimum of 55% of the land as permanently preserved open space, with 40% or less of the open space being wetlands. Ten percent of the open space or three acres (whichever is less) can be active recreation. Developers cannot build any more houses than would be allowed in a conventional subdivision. This bylaw notes that this is the "preferred form of residential development" in Mendon. In 2022, Town stakeholders reported that all subdivision proposals submitted since the bylaw

Multi-Use Paths near Mendon:

- Southern New England Trunkline Trail (SNETT): runs for twenty-two miles east to west from Douglas State Forest to Franklin State Forest. Nearby trail parking available in Millville and Bellingham.
- Blackstone River Bikeway: a planned trail connecting Worcester, MA, to Providence, RI. Completed sections include a portion from Uxbridge to Blackstone (overlapping with SNETT), and Woonsocket, RI, to Cumberland, RI.
- Upper Charles Trail: a planned 25-mile trail connecting several Upper Charles River Watershed towns. The 6.58-mile section in Milford is complete.

³⁵ Massachusetts Department of Conservation and Recreation. n.d. "Southern New England Trunkline Trail." <https://www.mass.gov/doc/snett-trail-map/download>

³⁶ Blackstone Bicycles. n.d. "The Paths of Blackstone River Bikeway." https://blackstoneheritagecorridor.org/wp-content/uploads/2018/08/Bikeway11x17_2018j2a-2.jpg

³⁷ The Friends of the Milford Upper Charles Trail. n.d. <http://www.milfordtrail.org/home.aspx>

passed have been Open Space Communities. It is a win-win situation for the Town, its residents, and the developers.

The Planning Board has edited the bylaw since it was proposed and has added details to some components to help developers comply with the intents of the bylaw. Mendon zoning bylaws also allow for conventional development and provide no mechanisms for incentivizing or requiring Open Space Community development. There are opportunities for Mendon to move closer to sustainable development best practices with additional changes to its zoning.

Current and Future Demand

Through the public outreach processes of the Master Plan and the Open Space and Recreation Plan, there emerged clear themes. Residents are satisfied with Mendon's open space and recreational resources. They would like to see investments made to improve existing athletic fields, the public beach and to expand passive recreation opportunities like hiking trails on conservation land. Additionally, residents expressed a desire to expand safe walking and biking opportunities, such as sidewalks, trail connections, off-road paths, or on-road bike lanes.

Specific suggestions from the public for active improvements included a new turf field or a walking track, potentially at the high school. Other respondents were interested in a municipal swimming pool, as part of a larger community center with a gym and indoor basketball courts. Unique recreation suggestions included new ATV/dirt bike trails, a bike pump track, pickleball courts, and a municipal disc golf course.

Other residents wanted to prioritize improvements to the Town's existing recreational assets. Recommendations included adding lights to the baseball and softball fields, adding, or upgrading playgrounds, installing an outdoor concert venue, and improving the town beach and its bathrooms.

Other residents wanted more options for walking and biking. Specific recommendations included an indoor walking track, paved multi-use trails, bike connections, or sidewalks and bike paths throughout Town. A town common with walking and sitting areas was also requested. On-leash dog trails and a dog park were both recommended by several respondents.

Tools & Resources

There are many resources available to municipalities to assist with achieving the goals of this Master Plan. Funding, planning, regulatory, and technical assistance resources exist to aid Mendon's preservation, conservation, and recreational provision objectives.

Community Preservation Act

The Community Preservation Act (CPA) was adopted in Mendon in 2002 and has been a reliable funding source for conservation and recreation initiatives in Mendon. CPA allows communities to establish a local Community Preservation Fund dedicated to open space protection, historic preservation, affordable housing, and outdoor recreation. Examples of CPA-funded projects in Mendon include building the Veteran's Field, renovating Memorial Park, preserving Meadow Brook Woods, and placing a Conservation Restriction on the old Pearson farm. A more comprehensive summary of CPA can be found in the Cultural and Historic Resources chapter.

State Land and Recreation Funding Programs

The Massachusetts Executive Office of Energy and Environmental Affairs and the Department of Conservation and Recreation offer various grants and loans for land and recreational projects. Mendon can consider applying for specific programs or partnering with local organizations on their applications.

- **Drinking Water Supply Protection Program:** The DWSP grant program provides financial assistance to public water systems and municipal water departments for the purchase of land or interests in land for the following purposes: 1) protection of existing DEP-approved public drinking water supplies; 2) protection of planned future public drinking water supplies; or 3) groundwater recharge. It is a reimbursement program.
- **Local Acquisitions for Natural Diversity (LAND) Grant Program:** The LAND Grant Program helps cities and towns acquire land for conservation and passive recreation purposes. The grants reimburse cities and towns for the acquisition of land in fee or a conservation restriction.
- **Parkland Acquisitions and Renovations for Communities (PARC) Grant Program:** The PARC Program was established to assist cities and towns in acquiring and developing land for park and outdoor recreation purposes. These grants can be used by municipalities to acquire parkland, build a new park, or renovate an existing park.
- **Conservation Partnership Grant Program:** The Conservation Partnership Grant Program can help not-for-profit groups (IRS 501(c)(3) organizations) acquire interests in land for conservation or recreation purposes. Potential projects fall into one of two categories: 1) acquisition of the fee interest in land or a conservation restriction; or 2) due diligence for land or a conservation restriction donated to you.
- **Landscape Partnership Grant Program:** This program seeks to protect large blocks of conservation land. Local, state, and federal government agencies and non-profit groups can use this grant to work together to protect at least 500 acres of land. Towns with fewer than 6,000 residents can also receive a grant to build a park or playground.
- **Massachusetts Land and Water Conservation Fund Grant Program:** The Federal Land and Water Conservation Fund provides up to 50% of the total project cost for the acquisition, development, and renovation of parks, trails, and conservation areas.
- **MassTrails Grants:** MassTrails provides matching grants to communities, public entities, and non-profit organizations to plan, design, create, and maintain the diverse network of trails, trail systems, and trails experiences used and enjoyed by Massachusetts residents and visitors. Applications are accepted annually for a variety of well-planned trail projects benefiting communities across the state.

Climate Change and Resiliency Planning

As global temperatures rise, there will be increasingly severe impacts at the local level. Communities like Mendon can anticipate more extreme temperatures, increased rainfall and flooding in winter and spring, decreased rain in summer and fall, drought, and destructive storms. The changing climate will have impacts on public health, infrastructure and utilities, agriculture, forests, and water bodies. Many available tools can help Mendon prepare for an uncertain future.

The Municipal Vulnerability Preparedness (MVP) grant program supports cities and towns in Massachusetts to begin planning for climate change resiliency and implementing priority projects. Mendon

is an MVP community and completed its MVP Community Resilience Building Workshop Summary of Findings report in June 2018.

The Massachusetts Emergency Management Agency's **Hazard Mitigation Assistance Grant Program** provides funds to assist state agencies, local governments, federally recognized tribes, and certain non-profit organizations to implement long-term, all-hazards-related mitigation measures after a major disaster declaration.

FEMA's **Building Resilient Infrastructure and Communities (BRIC)** supports states, local communities, tribes, and territories to undertake hazard mitigation projects. BRIC is a nationally competitive program that enables large infrastructure projects that are aimed at reducing the risks communities face from disasters and natural hazards

The Agricultural Climate Resiliency & Efficiencies (ACRE) program is a competitive, reimbursement grant program that funds materials and labor for practices that address agriculture's vulnerability to climate change, improve economic resiliency, and advance the goals of the Massachusetts Local Action Food Plan.

Additionally, land use regulations such as floodplain and wetlands restrictions, tree protection, water conservation, or design standards and zoning are powerful tools that communities utilize to address the growing impacts of rainstorms, sea level rise, heat, and drought. There are additional programs at the national, state, and regional levels that Mendon can pursue.

Summary of Goals & Strategies

The Master Plan recommends the following Open Space, Recreation, and Natural Resources strategies, which were developed to account for public preference, existing conditions and trends, best practices, and state and federal laws.

Natural Resources

Goal 1: Ensure an adequate supply of safe drinking water for current and future residents.

Objective 1: Develop a greater understanding of the current drinking water capacity in Mendon and the projected impacts of climate change on drinking water availability.

- Action Item 1: Commission study of groundwater and aquifer capacity now and in the context of future climate change.
- Action Item 2: Use the results of the groundwater study (above) to inform planning and community development decisions.
- Action Item 3: Decide whether to plan for a public drinking water source in an area that may see denser development in the future.

Objective 2: Preserve Mendon's surface and groundwater for wildlife, recreation, and other uses through strategies that protect riparian buffers.

- Action Item 1: Prioritize the potential for water resource preservation when deciding to acquire open spaces.

- Action Item 2: Adopt impact on groundwater supply as a criterion within the development impact assessment.

Goal 2: Minimize negative impacts of development on natural resources, open spaces, and biodiversity.

Objective 1: Ensure that development regulations create developments that have the least impact on the environment.

- Action Item 1: Continue to educate residents on the benefits of Low Impact Development design and the Open Space Community bylaw.
- Action Item 2: Update zoning bylaws to promote dark night skies and moderate ambient noise levels.
- Action Item 3: Update zoning regulations for conventional development to align with best practices for green stormwater management, encouraging efficient parking, limiting clearing and lawn size, reducing overall imperviousness, promoting efficient compact development and infill, and managing soil for revegetation.

Objective 2: Promote both redevelopment and reuse of existing properties that are being underutilized to help minimize the amount of new construction.

- Action Item 1: Create an inventory of potential properties.
- Action Item 2: Update zoning bylaws to enable and encourage mixed-used development in Village Districts.

Objective 3: Promote coordination among the various Town boards, committees, and commissions responsible for open space and recreational facilities.

- Action Item 1: Ensure all municipal staff commissions, committees, and boards understand their role in the implementation of the goals in this Master Plan and the OSRP.

Objective 4: Collaborate with other communities from a regional perspective on opportunities for increased open space connection and wildlife preservation.

- Action Item 1: Work with regional land trusts, neighboring towns, and other agencies to prioritize remaining desirable properties for watershed protection, habitat preservation, and trail networks.
- Action Item 2: Designate someone to represent Mendon within the Blackstone Watershed Collaborative.
- Action Item 3: Support Blackstone Collaborative efforts that might improve water quality, aquatic connectivity, or habitat within Mendon or surrounding Blackstone Valley communities.

Open Space and Recreation

Goal 1: Expand safe opportunities for walking and cycling.

Objective 1: Develop an ADA-accessible trail in Mendon.

- Action Item 1: Plan a universally accessible trail in Mendon with input from the Council on Aging.
- Action Item 2: Seek funding and technical assistance through the MassTrails program.

Objective 2: Plan cycling and walking trails network in Mendon.

- Action Item 1: Identify opportunities for new trails within existing publicly accessible open spaces.

- Action Item 2: Identify rights-of-way and public easements that can be linked to existing trail systems.
- Action Item 3: Identify safe roadway-adjacent walking and biking areas and link them with the open space trails network.
- Action Item 4: Create a graded mixed-use trail that interconnects with shared-use trails in neighboring communities.
- Action Item 5: Seek funding and technical assistance through the MassTrails program.

Goal 2: Maintain Mendon's rural character by preserving important natural features, scenic views, and agricultural resources.

Objective 1: Set aside additional open space parcels for permanent preservation.

- Action Item 1: Identify and create a priority list for land acquisition and preservation consisting of properties most important to protect based on Town-designated criteria.
- Action Item 2: Inform landowners about land preservation and conservation opportunities, such as the Conservation Restriction Review Program.
- Action Item 3: Research and apply for available state and federal funding tools to acquire new open space.
- Action Item 4: Encourage the use of the Open Space Subdivision Bylaw

Goal 3: Expand access to areas for passive and active recreation.

Objective 1: Develop opportunities for additional canoe/kayak launch points.

- Action Item 1: Identify potential water resource access opportunities and pursue property rights if appropriate.
- Action Item 2: Improve canoe and kayak access point at Lake Nipmuc.

Objective 2: Develop new recreational sports fields.

- Action Item 1: Identify an existing Town-owned property suitable for a recreational sports complex.
- Action Item 2: Consider other popular recreational features that could be constructed alongside a turf field, such as a paved walking track.
- Action Item 3: Develop scope and budget for a turf field recreation complex.

Objective 3: Develop ADA-accessible opportunities for enjoying Mendon's open space.

- Action Item 1: Establish a Commission on Disabilities to advise the Town on accessibility improvements in public spaces.
- Action Item 2: Following the ADA Access Self-Evaluation in the OSRP, take steps to make Town-owned recreation areas and facilities more accessible to all patrons.

Objective 4: Improve existing open spaces and recreational fields.

- Action Item 1: Prioritize improvements at Mendon's existing recreational fields and parks.
- Action Item 2: Develop a funding plan for improving current recreational assets.
- Action Item 3: Improve the Town Beach and associated facilities.



Lake Nipmuc

Historical and Cultural Resources

Introduction

Once a major industrial center rivaling Worcester, Mendon is now a quaint New England town on the shores of Nipmuc Pond. The beauty of Mendon arose from its rich history and natural landscape. Historic architecture and beauty are the cornerstones of Mendon's future. Residents are proud of its quaint New England feel and are interested in preserving the architecture, agriculture, and rural landscape.

To preserve history and natural beauty while promoting economic development, there must be considered planning for history and culture. This chapter of the Master Plan will focus on documenting Mendon's cultural and historic assets and will identify issues and opportunities that will aid in the preservation of Mendon's heritage. Recommendations will be made to further the goal of balancing historic preservation and economic development.

Prior Planning Efforts

2007 Heritage Landscape Reconnaissance Report

The Heritage Landscape Reconnaissance Report¹ documented Mendon's historic landscape and identified priority areas for preservation. The report noted that development at the end of the 18th century focused on Lake Nipmuc Park, an early recreation attraction. Mendon has remained an agricultural community through the decades. Agriculture defined the landscape in 2007, and Mendon had large tracts of open space. The report identified areas of Mendon that are highly valued by residents and contribute to town character. Mendon Town Center was featured for its historical significance. Described as "the municipal and business heart of Mendon close to ... farm fields and scenic views," the report recommended strategies to protect the historic buildings in the area and the nearby agricultural land.

Proposal for Local Historic Districts in the Town of Mendon

The Proposal for Local Historic Districts recommended Mendon approve the Mendon Center District and the Taft Homestead District, which comprised a total of fifty structures.² The report indicated the desire of residents to preserve Mendon's New England village look and history. The report also attempted to balance historic preservation and economic development by specifying that "preserving Mendon's history was not to be done at all costs." The Study Committee recommended "a combination of a natural contiguous area ... and establishing single structure districts that allows preservation of key structures." The Study Committee decided to focus on the "Triangle" of the town center and the Taft Homestead area.

The "Triangle" was characterized as an anchor with buildings of architectural and historic importance, including homes, churches, and commercial and community buildings. The adoption of the historic district designation would help protect these historic structures in the town center.

"The Mendon Center Historic District represents over three hundred years of growth and development of a New England farm community. Each stage of its long history is evidenced in the buildings and landscape comprising the district."³

The center is still one of the most culturally significant areas and serves as a snapshot of Mendon's growth over the past three centuries.

¹Massachusetts Department of Conservation and Recreation; John H. Chafee Blackstone River Valley National Heritage Corridor; Quinebaug and Shetucket Rivers Valley National Heritage Corridor. June 2007. "Mendon Reconnaissance Report." <https://www.mass.gov/doc/mendon/download>

²Town of Mendon. n.d. "Proposal for Local Historic Districts in the Town of Mendon." https://www.mendonma.gov/sites/g/files/vyhlf881/f/file/file/4-10-17_lhdsc_report.pdf

³Ibid.

Robert and Sarah Taft relocated to the area from Braintree in 1680 as some of the earliest settlers and were involved in the founding of Mendon. The Taft Homestead Historic District aims to preserve their home and farm, built in the late 1700s.⁴

Historic District 2022 Expansion Study Report

In 2017, Mendon established the Mendon Center District and the Taft Homestead Districts, joining over 220 historic districts in Massachusetts.⁵ The historic districts allow for better historical preservation and appropriate development patterns. The Historic District Expansion Study recommended the creation of two more historic districts. The report identified the need to balance the preservation of historical resources with commercial growth. The extension of the Mendon Center district aims to “provide a balance and control that future commercial growth, [and] guide development in a manner that is in keeping and harmony with the historic character of [Mendon] and not at the expense of losing it.”⁶

The new Washington Street District aims to preserve the birch-tree-filled “Birch Alley.” The period of 1830 – 1870 saw the transformation of Mendon from primarily a landscape of loosely distributed farms around a meeting house to a modern commercial village. After a period of prosperity and growth through the mid-1800s, Mendon’s development dropped off considerably until the very late 19th, early 20th centuries. Today’s remaining Washington Street houses illustrate these factors. The continued existence of peripheral farmland along Washington Street is a subtle but significant reminder of the antiquity of the town.⁷

The Jotham Hayward Homestead District comprises a single lot at 6 Bates Street. The Haywards settled in Mendon in the 1600s and participated in the early growth of the town. Because the area was zoned as part of a Highway Business district in 2013, many of the historic structures of this once-thriving commercial area are gone. It is of urgent importance that we protect the remaining structure from development, and the property owner has expressed her desire to see this property protected.⁸

Residents voted to adopt these two historic districts at the Town Meeting in November 2022.

Commissions and Active Groups

Community Preservation Committee

The Community Preservation Act (CPA) was adopted by residents in 2002. The CPA requires Mendon to collect a local surcharge and enables the town to apply for matching funds from the CPA Trust Fund. Projects eligible for funding include the acquisition or preservation of historic properties,

⁴ Ibid.

⁵ Historic District Commission, Town of Mendon. Revised March 2022. “Historic District 2022 Expansion Study Report.”

⁶ Ibid.

⁷ Ibid.

⁸ Ibid.

the acquisition of open space for recreation, the creation of and support for affordable housing, and capital projects that support outdoor recreation. The Community Preservation Committee reviews funding applications.

Historical Commission

The Historical Commission was established in 1974 “to protect and preserve the Town's cultural character and assets, be they archaeological sites, historic buildings, open spaces, landscapes, or historic districts.”⁹ The Commission is responsible for administering the Demolition Delay Bylaw. This bylaw encourages the preservation of historical buildings but does not permanently prevent demolition.

Historic District Commission

The Historic District Commission was established in 2017 to administer the Historic District Bylaw. This bylaw provides mechanisms that protect and preserve buildings within designated historic districts. The four historic districts are the Mendon Center District, the Taft Homestead District, the Washington Street District, and the Jotham Hayward Homestead District.

Mendon Cultural Council

The Cultural Council is a part of 329 local Cultural Councils in Massachusetts that support community projects. The Cultural Council is a “municipally appointed committee whose purpose is to promote cultural activities and events within Mendon and surrounding communities for the enrichment of its residents.” The Council aims to provide state grants to those in the arts, humanities, and sciences.¹⁰

Mendon Historical Society

The Historical Society was established in 1896 and is dedicated to preserving the historical heritage of Mendon. The Historical Society aims “to cultivate and encourage among its members, a love for historical research, the accumulation and preservation of all matters of historical nature relating to Mendon.”¹¹ The society works to encourage and promote local historical research and preserve historical documents and artifacts for future generations. These artifacts and their stories are displayed at the museum free for the community to explore and enjoy.

History and Overview

Precolonial Period (before 1675)

The Nipmuc people inhabited the area that is now Mendon and Worcester County. The name Nipmuc means “people of fresh waters.” In 1662, a deed containing a sixty-four square mile tract of land called Squinshepaug was signed by a Nipmuc chief. The land included what is now the towns of Bellingham, Upton, Uxbridge, Northbridge, Blackstone, Millville, Hopedale, and Milford. Mendon was

⁹ Town of Mendon. n.d. Historical Commission. <https://www.mendonma.gov/historical-commission>

¹⁰ Town of Mendon n.d. Cultural Council. <https://www.mendonma.gov/cultural-council>

¹¹ Mendon Historical Society. n.d. <https://mendonhistoricalsociety.org/>

incorporated in 1667. The first meeting house of Mendon was built in 1668 and is now the site of Founder's Park.

Colonial Period (1675- 1775)

During King Phillip's War in 1675, several settlers in Mendon were killed. Many were forced to abandon the town, including the prominent Taft family, who settled in Mendon in 1669 but moved to Braintree during the war. Mendon was burned to the ground in 1676, and the town was rebuilt in 1680.

Federal and Early Industrial Periods (1775- 1870)

In the late 1700's, the Blackstone Valley was a birthplace to the Industrial Revolution. Embedded in the valley, the township of Mendon began to experience significant changes. People who lived along the perimeter of the town struggled to participate and receive services through the towns limited resources. Outlying community areas saw the potential for independence by taking advantage of their water resources and establishing their own towns. As the original town grew smaller it turned to its strength in agriculture to remain viable and relevant. Most structures in town center were built in the early nineteenth century.¹²

Late Industrial Period (1870- 1915)

As industrialization took a toll on neighboring towns, Mendon retained its natural beauty. During the late nineteenth century, there was an increased appreciation for the beauty of Lake Nipmuc. Lake Nipmuc was a vacation spot for the wealthy of the region. Commercial development and recreational uses continued.

Modern Period (1915-Present)

Mendon remained a quaint New England village in the last century. The population has steadily risen, and more homes were built at the end of the twentieth century. Commercial development is concentrated along Route 16, and Nipmuc Park remains a popular recreation spot. The history of Mendon and its natural beauty continues to attract visitors and new residents.

Historical Resources Inventory

An inventory of Mendon's historic resources can be found in the Massachusetts Cultural Resource Information System (MACRIS), managed by the Massachusetts Historical Commission. A copy of Mendon's historic resource inventory from MACRIS is included in the Appendix. Notable historic resources in Mendon are included in Table 1, with some shown on Map 1. The table below features select structures listed in the National Register of Historic Places District and Local Historic Districts.

¹² Ibid.

Table 1: Major Historic Resources by Period

Property Name/ Structure/Landscape	Location	Year	Historic Period
Old Mendon Cemetery	35 Main St	1702	Colonial 1675-1775
Ammidon Tavern	4 Main St	1745	
Swan-Wheelock House	26 Maple St	1800	Federal 1776- 1830
Thayer House	9 Main St	1810	
George Homestead	24 Main St	1815	
Taft- Brown House	6 Elm St	1870	
Haywood, Ebenezer- Davenport House	7 Hastings St	1820	
Hill House	10 Hastings St	1820	
Hastings Law Office- Mendon	13 Main St	1820	
Mendon Unitarian Church	13 Maple St	1820	
Hayward- Taft House	38 Maple St	1820	
Mendon Bank	3 Main St	1825	
Metcalf, Walter T. House	15 Hastings St	1830	Early Industrial 1831- 1870
North Congregational Church	7 Main St	1830	
Metcalf, Dr. John G. House	3 Hastings St	1831	
Goss- Childs House	5 Main St	1820	
Mendon Post Office- Aldrich General Store	1 Maple St	1833	
Aldrich, W.H. House	15 Main St	1834	
Davenport, J.G. House	11 Maple St	1835	
Hastings, Anna Warren House	5 Maple St	1838	
Allen- Scribner House	20 Maple Steet	1838	
Cook- Holbrook- Whiting House	4 Hastings St	1840	
Hastings, Charles C.P. House	6 Hastings St	1840	
Cook- Adams House	23 Hastings St	1840	
Nathan George House	23 Main St	1840	
Craig- Brown House	25 Main St	1840	
George House	28 Main St	1840	
Weatherhead House	3 Maple St	1840	
Cook, L. House	15 Maple St	1840	

Anthony, B – Inman House	17 Maple St	1840	
Thayer- Comstock House	22 Maple St	1840	
Charles CP Hastings House	23 Maple St	1840	
Hayward House	24 Maple St	1840	
Eames House	28 Maple St	1840	
Ezra Leland House	33 Main St	1841	
Hayward Davenport House	7 Hastings St	1843	
Harrison Hall- Mendon Town Hall	20 Main St	1844	
Albee, Holland Bakery Worker Housing	8 Hastings St	1845	
Comstock, W.H House	26 North Ave.	1850	
South Parish Unitarian Church Parsonage	17 Hastings St	1850	
Davenport- Bartlett House	9 Maple St	1850	
Ballou, Sumner House	4 Elm St	1855	
Stephen Cook House	5 Elm St	1855	
Wheelock- George, Nathan R. House	1 Maple St Extension	1865	
Wood’s Civil War Memorial	Maple St	1891	
Union Chapel- Taft Public Library	18 Main St	1896	
Memorial Square	Main St	1900	Late Industrial 1871 – 1915
Draper Company Worker Housing- Boarding House	10 Main St	1910	
First Meetinghouse Historic Site Marker	Milford Rd	1910	
Mendon Fire Station	20 Main St	1948	
French and Indian- Revolutionary War Monument	Main St	1967	Early Modern and Modern 1915- present
Sunset Apartments	9 Blackstone	1970	
The Loft	14 Hastings St	1970	
U.S Post Office- Mendon Branch	2-12 Maple St	1980	

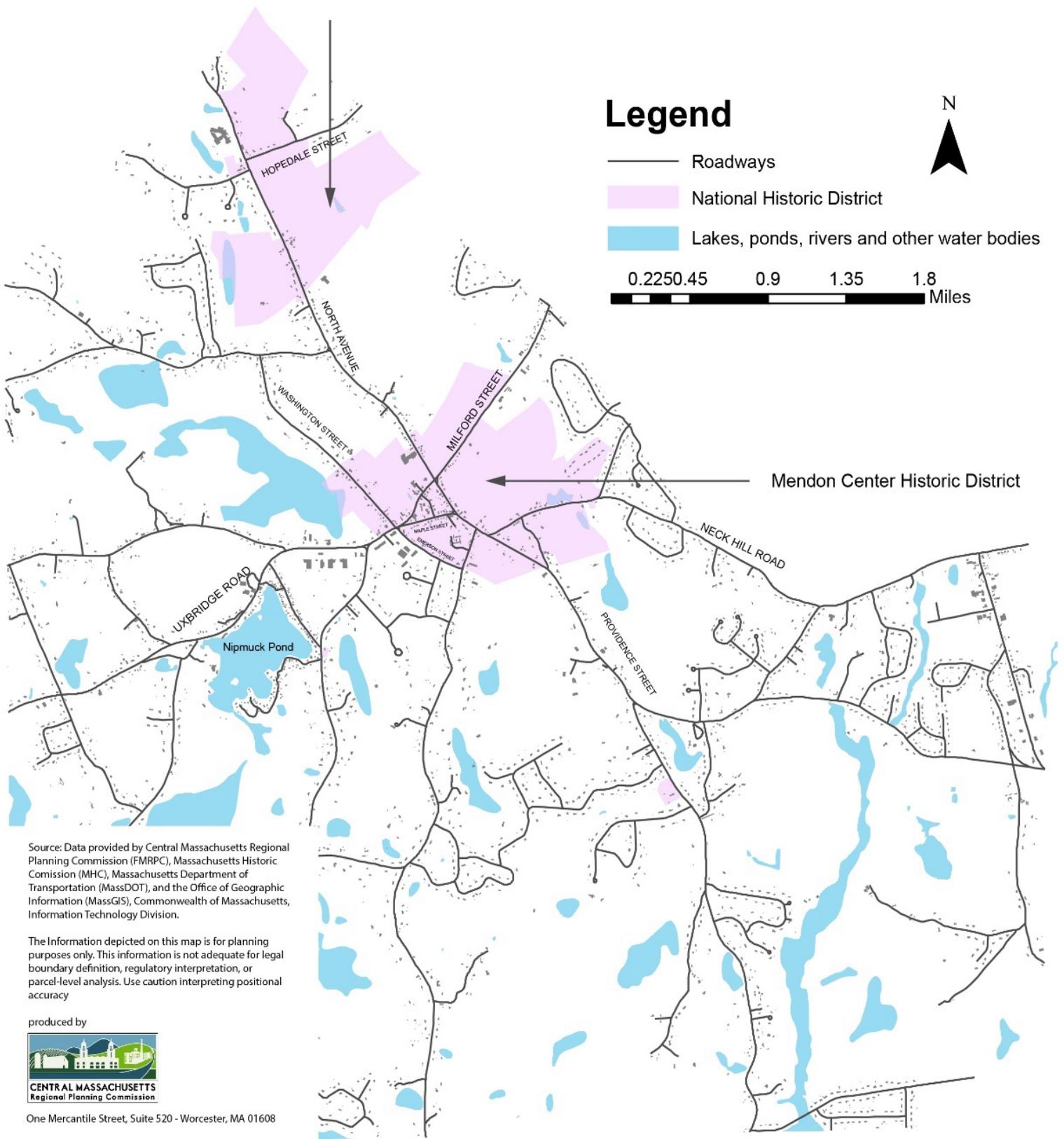
Source: MACRIS 2022

Map 1: Mendon Historic Districts

Northern Avenue Rural Historic District

Legend

-  Roadways
 -  National Historic District
 -  Lakes, ponds, rivers and other water bodies
- 0.2250.45 0.9 1.35 1.8 Miles



Mendon Center Historic District

Source: Data provided by Central Massachusetts Regional Planning Commission (FMRPC), Massachusetts Historic Commission (MHC), Massachusetts Department of Transportation (MassDOT), and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

The Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy

produced by



One Mercantile Street, Suite 520 - Worcester, MA 01608

Table 2: Major Historic Resources by Type

Historic Structures	Bellingham Road Bridge Memorial Square Old Post Road Aldrich, Nathan C. Wall Foundations in the Town Forest	
Historic Areas	Mendon Center Historic District (Mendon Center Local Historic District) North Avenue Rural Historic District Aldrich, Than C. House and Resthaven Chapel Mendon Single Building Local Historic District (Taft Homestead Local Historic District) Washington Street Historic District Jotham Hayward Historic District	
Historic Buildings (Located on the Following streets)	Asylum Street Bates Street Bellingham Street Blackstone Street Cape Road Elm Street Emerson Street Gaskill Street George Street Harrington Street Hartford Avenue East Hartford Avenue West Hastings Street Hopedale Street Main Street Maple Street Maple Street Extension Milford Road	Millville Road Miscoe Road Morey Street North Avenue Northbridge Road Park Street Pleasant Street Powers Road Providence Street Quisset Road Southwick Street Taft Avenue Thayer Road Thornton Street Trask Road Uxbridge Street Washington Street Wood's Civil War Memorial
Historic Markers Monuments and Other Objects	Founder's Park Memorial Tablet French and Indian- Revolutionary War Monument Meetinghouses Site Marker Mendon Memorial Watering Trough First Meetinghouse Historic Site Marker Old Post Road Granite Marker King Phillip's War Historic Site Marker George Cemetery	
Historic and Significant Cemeteries	Old Mendon Cemetery Quaker- Friends Cemetery Locust Hill Cemetery Gaskill Cemetery Pine Hill Cemetery Cook Cemetery Swandale Cemetery	

Source: MACRIS 2022

Historic Districts

Mendon has four historic districts on the National Register of Historic Places. The Mendon Center Historic District and the North Avenue Rural Historic District, Washington Street District and Jotham Hayward Homestead District are also local historic districts.

Mendon Center Historic District

This district consists of about four hundred acres of village and rural landscape, almost undisturbed by development. Residential, agricultural, small commercial, religious, and institutional development are permitted in this district. The district reflects the architecture and landscape of the early nineteenth century. Street plans feature the irregular radiating street patterns of the eighteenth and nineteenth-century village.¹³ These streets served as connections between Boston, Worcester, Hartford, and Providence. Mendon has always remained an agricultural and light industrial-oriented village throughout its history. This is reflected by the farmhouses and smaller residential dwellings in the district. The dimensions and density of the district were solidified in the 1830s. The district has become a nostalgic and picturesque New England village, a rural retreat for urban dwellers, and a place of immense pride for the Mendon community. The Mendon Center Historic District was established in 2017.



Northern Avenue Rural Historic District

This district consists of 345 acres of rural landscape, with “farmhouses, barns, fields, woods, marshes, and stone walls.”¹⁴ Many historic farms and non-farm dwellings can be found here, including the Lovett-Quigley Farm, the Davenport-Taft House, the Quigley-Eldridge House, a schoolhouse, a community cemetery, and the house at Maple Farm. The district reflects the town planning of the

¹³ National Register of Historic Places Mendon Center Historic District Registration Form. n.d. <https://mhc-macris.net/#!/queryresults>

¹⁴ National Register of Historic Places, The Town of Mendon, Northern Avenue Rural Historic District. n.d. <https://mhc-macris.net/#!/queryresults>

seventeenth and eighteenth centuries and the architectural design of the nineteenth century. There are eight historic farms, some of the first in Mendon. Although farming has ceased in all but one of these preserved farms, the landscape and lot boundaries have been preserved. Though some of the district has been converted into modern residential uses, this area reflects Mendon's development over three centuries.



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Taft Homestead Local Historic District

The Taft Homestead Local Historic District is a single-lot local historic district at the intersection of Millville Rd and Taft Avenue by the Nipmuc Pond, about two miles from the village center of Mendon. It is a residential farmhouse located on the home site of the Taft family, dating back to the eighteenth century when the family moved back to Mendon from Braintree after being forced to leave Mendon by the violent King Phillip's War. The Taft family members were some of the most important founders of Mendon and the surrounding areas. The site where they built their original house was marked by a stone, erected by the Taft Family Association in 1955. This colonial-style building represents the growth of the Taft family farm from the eighteenth to the twentieth century.¹⁵

¹⁵ Massachusetts Historical Commission, Massachusetts Cultural Resource Information System, Taft Homestead Local Historic District Registration Form. n.d. <https://mhc-macris.net/#!/queryresults>



Washington Street Local Historic District*¹⁶

This district is located northwest of the Mendon Center Historic District. The district highlights the rural landscape of Mendon. Washington Street witnessed Mendon's changes over the past two centuries and is known for birch trees and a visit from George Washington.

The area was once primarily farmland which became more residential as the town center (the triangle of Hastings, Main, and Maple streets) became more developed. With the introduction of the Milford – Uxbridge Trolley line at the turn of the 20th century and the establishment of the town as a place of retreat showcasing Nipmuc Lake Park new employment opportunities arose outside of the farming industry. Transportation improvements allowed people to make their home in Mendon and commute to work. The housing growth at that time rendered cape style homes, craftsman style homes and modest bungalows many of which line Washington Street. Later development continued at a slower pace as residential neighborhoods and developments were being established in other parts of the town. As a result, Washington Street has been able to retain its modest and rural character for many years.¹⁷

¹⁶ The district is yet to be established. It is recommended by the Historic District Commission in the report published in 2022.

¹⁷ Town of Mendon, Historic District Commission. Revised August 29, 2022. "Historic District 2022 Expansion Study Report."

https://www.mendonma.gov/sites/g/files/vyhlf881/f/uploads/washington_st_new_district_proposal_11.3.22.pdf



4. View south on Washington Street (Photographer: Neil Larson, 2002)

Jotham Hayward Homestead Local Historic District*¹⁸

This local historic district consists of a single 1.57-acre lot located at the intersection of Bates Street and Cape Road, with a structure registered in the Massachusetts Cultural Resource Information System facing Bates Street. The lot features historic fieldstone walls, a garage, an early altered cape-style residential structure, and a shed close to Cape Road.¹⁹ The Hayward family members were involved in the town during Mendon's early history. This proposed district is in an area that was also referred to as South Milford. This area developed into a commercial center when the town center developed and travel became difficult for residents in the area. The area was zoned as a Highway Business district in 2013, and many of the historic structures and landscapes have been destroyed. The Historic District Commission recommended this low be established as a historic district to preserve what remains of the area.

¹⁸ The district is yet to be established. It is recommended by the Historic District Commission in the report published in 2022.

¹⁹ Massachusetts Historical Commission. Massachusetts Cultural Resource Information System Registration Form. n.d. <https://mhc-macris.net/#!/queryresults>



Historic District Commission Design Guidelines

Aims and Purposes

The design guidelines were created to promote architectural preservation, the maintenance of unique features of historic structures, and the encouragement of appropriate development in historic districts.²⁰ The guidelines were developed by the Historic District Commission, Massachusetts Historical Commission, and neighboring towns. The Historical Commission is charged with reviewing exterior change proposals for historic properties, places, public streets, ways, and bodies of water.²¹ The design guidelines apply to the Mendon Center Historic District and the Taft Homestead Historic District.

Application and Certification Process

All applicants who seek to alter historic structures not listed as an Exclusion must apply for a Certificate of Appropriateness, Hardship, or Non-applicability. A public hearing may be required to discuss alterations to the property. The Historic District Commission will mail a notice to those

²⁰ Town of Mendon, Historic District Commission. Revised August 29, 2022. "Historic District Commission Design Guidelines."

https://www.mendonma.gov/sites/g/files/vyhlf881/f/uploads/2022.09.16_mendon_historic_district_commission_design_guidelines_9.16.22_2.pdf

²¹ Ibid.

deemed “materially affected” ten days before a decision is assigned should the commission determine a hearing is not necessary.²²

Design Guidelines

The Mendon Historic Commission will follow the general standards of Treatment of Historic Properties identified by the United States Department of Interior.

- a. A property should be used for its historic purpose or placed in a new use that requires minimal change to the defining characteristic of the building and its site and environment.
- b. The historic character of the property should be retained and preserved.
- c. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property should be avoided.
- d. Changes to the property that have acquired historic significance in their own right should be retained and preserved.
- e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.
- f. Deteriorated historic features should be repaired rather than replaced. Where deterioration is severe and requires the replacement of a distinctive feature, the new feature should match the design, color, texture, and other visual qualities and, where possible, materials. Replacement of a missing feature should be substantiated by documentary, physical, or pictorial evidence.
- g. New additions, exterior alterations, or related new construction that destroy historic materials, features, and spatial relationships that characterize the property should be avoided. They should be compatible with the features of the original building such as materials, size, and scale to protect the integrity of the structure.²³

Specific Design Guidelines

In addition to the general design guidelines, there are specific design guidelines for features including chimneys, masonry, doors, fences, foundations, gutters, downspouts, drainage, additions, structures, outbuildings, sheds, gazebos, pools, porches, stoops, balconies, porticos, stairways, steps, railing, roofs, siding trim, siding paint, shutters, windows, lighting, and signage.

Building demolition is discouraged and requires the approval of the Historical Commission except when ordered by the Building Inspector or other safety office for reasons of public health and safety. Renovation or replacement of features is preferred to demolition and removal of features. Trim, brackets, bays, doors, windows, and porch columns should not be removed without approval from the commission.²⁴

Historical and Cultural Destinations

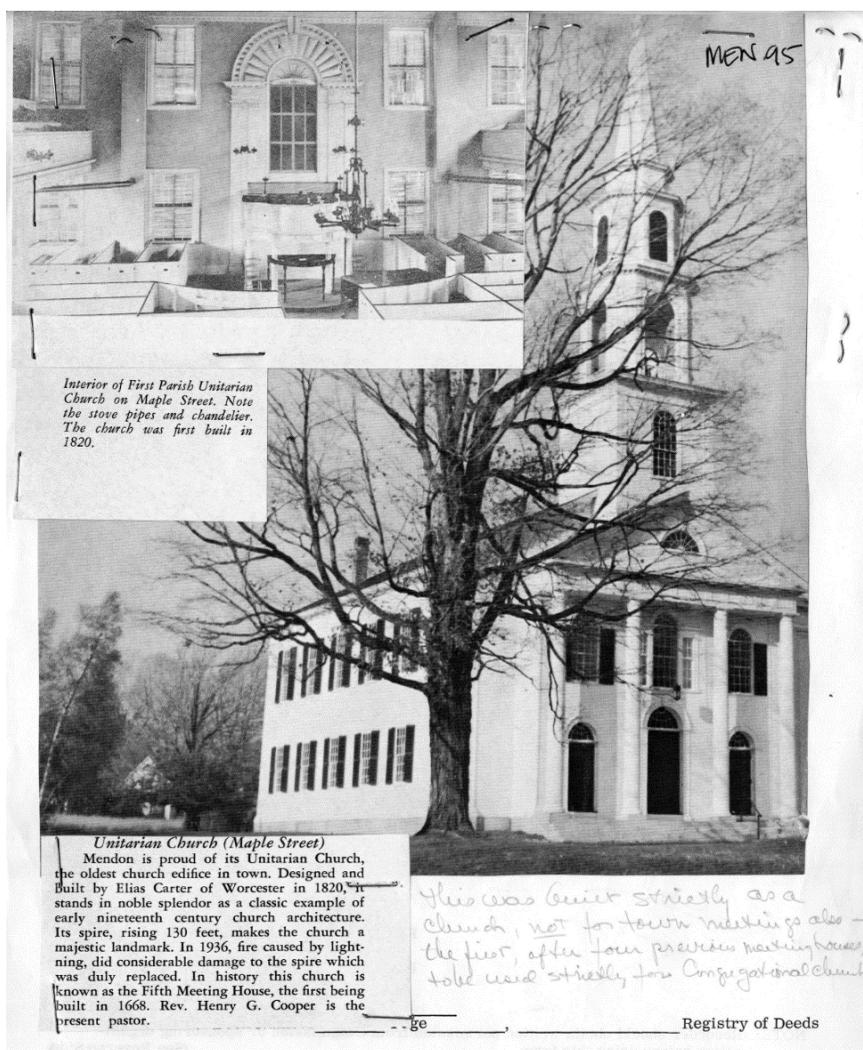
²² Ibid.

²³ Ibid.

²⁴ Ibid.

The Mendon Unitarian Church

The Mendon Unitarian Church, which served as the fifth meeting house of Mendon, was preceded by Mendon's first meeting house, destroyed during King Phillip's War. In 1819, it was decided that a new meeting house was necessary, so the town contracted Elias Carter, known for his work in Central Massachusetts, Connecticut, and New Hampshire, to design the building.²⁵ The Federal-style Unitarian Church was built in 1820 and stands proudly at the center of Mendon, surrounded by modest early nineteenth-century houses on Maple Street. The church is the most visible symbol of Mendon and is one of the most significant Federal-style meetinghouses in the United States. For 170 years, the church has been the center of religious life in Mendon, overlooking the beautiful landscape of Mendon. The steeple replaced after the original was destroyed by a fire caused by a lightning strike.²⁶



Nipmuc Pond

Nipmuc Pond, also known as Lake Nipmuc, is a water body near the Taft Homestead Historic District. The Nipmuc people were the first people to use the body of water until King Phillip's War. The water served agricultural purposes for the new families who moved to Mendon after the war. Due to pollution and industrialization in the area, Nipmuc Pond was a popular resort area for the wealthy of the region in the late nineteenth century. In 1901, the Milford-Uxbridge Electric Railway started operations and provided access to the water for residents and visitors, and brought commercial development to the area, including a theatre and restaurants. The pond remains a significant part of Mendon and the region's natural beauty and provides community pride with recreational opportunities, including swimming and boating.²⁷

²⁵Massachusetts Historical Commission. Massachusetts Cultural Resource Information System Registration Form. n.d. <https://mhc-macris.net/#!/queryresults>

²⁶ Ibid.

²⁷ History of Lake Nipmuc. n.d. <https://www.hope1842.com/hope1842/lakenipmuc.html>



Mendon Historical Museum

The Mendon Historical Museum is located at 15 Hastings Street in the Mendon Center Historic District. The building belonged to the Lowell family for generations until the building was gifted to the Mendon Historical Society in 2017.

The old museum at 3 Main Street was built in 1825. The building served many uses, including as a bank, a law office, a school, a library, and a storage facility. The former museum no longer houses any historical artifacts and is the property of the municipal government.²⁸

Nathan C. Aldrich House and Resthaven Chapel

²⁸ Mendon Historical Society. n.d. <https://mendonhistoricalsociety.org/museum/>

The Nathan Aldrich House is located at 111 Providence Street next to the spring brook. The Georgian-style stone house was built in 1830 for Thomas Aldrich. The house is different from the rest of the housing stock. Located on the same lot is the Gothic Revival-style Resthaven Chapel, built with stones collected from the farm from 1899 to 1900 after the Seabury family purchased the farm. The chapel is associated with Catherine Regina Seabury, who founded the Women's Mutual Improvement Society in 1889. In 1912, Seabury opened a college-preparatory school for girls in the chapel, as part of the movement to extend educational opportunities to women. The school only operated for a few years before closing during the First World War. Since Miss Seabury purchased the old farm on which the Resthaven Chapel now sits, the chapel has welcomed working women for their rest, recreation, and academic endeavors.

"Many were the happy gatherings there, thirty and forty girls at a time, bubbling over with fun and frolic, yet always singing the club song, 'onward, ever onward,' and always ready to reach a helping hand to those less fortunate than themselves. Countless stories are told of those happy days when Miss Seabury was at once hostess, leader, and the inspiration of them all"²⁹



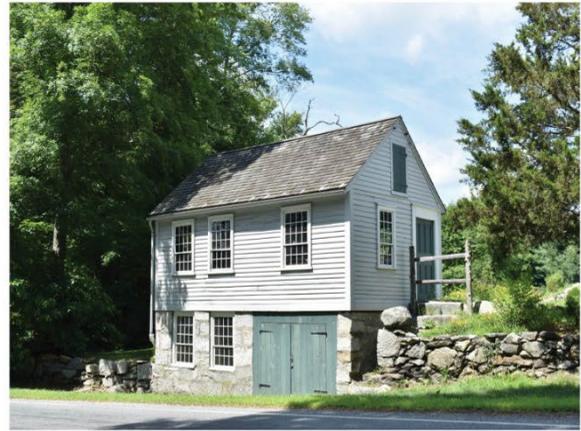
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Olney Cook Artisan Shop and Farm

Located at 54 Hartford Avenue, the Olney Cook Artisan shop is a notable example of a small-scale vernacular New England industrial shop. The shop was constructed in the 1830s and is an important architectural reference for the early industrial history of Mendon. The historic architecture was

²⁹ Massachusetts Historic Commission, National Register Individual Property. n.d. <https://www.sec.state.ma.us/mhc/mhcnat/natidx.htm>

restored by the Historic Commission according to the standards of the Department of Interior. The Olney family contributed significantly to Mendon beginning in the 1660s. Members of the Olney family served during the Civil War, and others were involved in civic affairs. The shop served several commercial uses. Shops of this kind served “unmechanized cottage industries, primarily boot- and shoemaking” and flourished in the more rural area of northern Mendon. The boot and shoe industry employed more than two hundred people in Mendon alone. Other smaller industries, included window-glazing, leather goods, woodworking, brickmaking, and straw-hat manufacturing.^{30,31}



The Union Chapel – Old Taft Public Library

The Taft Public Library was located at 18 Main Street, next to Town Hall. Built as a chapel in 1896, the Shingle-style structure served as the library from 1920 until 2016 when the Catholic church Saint Michael the Archangel on North Street was acquired by the town.³² Union Chapel was a local center of religious life, education, cultural, and social focus before serving as a library. The Taft Public Library was established in 1881 through a gift from the Taft family. The first library was housed in what is now the Mendon Historical Museum. In 1920, the town purchased the Union Chapel through the gift of the Taft family. In 1938, a hurricane hit the region and damaged the roof and chimney, which were later restored.³³

When the library opened in 1881, it had 1,478 volumes, and the first year had 329 borrowers. During the inauguration of the library, Reverend Carlton Staples’ address reads:

“This library has been founded especially for the young. It is the earnest desire of the donor that they may regard it especially as their institution and take a deep interest in its preservation and usefulness.”³⁴

³⁰ Massachusetts Historical Commission Registration Form. n.d. <https://mhc-macris.net/#!/queryresults>

³¹ Massachusetts Historical Commission, National Register of Individual Property. n.d. <https://www.sec.state.ma.us/mhc/mhcnat/natidx.htm>

³² Taft Public Library. n.d. https://www.taftpubliclibrary.org/?page_id=340

³³ Massachusetts Historical Commission, National Register of District Preservation Restriction. n.d. <https://www.sec.state.ma.us/mhc/mhchpp/ppdhpp.htm>

³⁴ The town of Mendon. n.d. “History of the Library.” <https://www.mendonma.gov/taft-public-library#:~:text=The%20Library%20opened%20for%20the,th%20first%20year%20was%20329.>

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The Taft Public Library

In 2016, the Taft Public Library was moved to 29 North Avenue from 18 Main Street after the town realized that the library needed space for expansion and to better serve Mendon residents. Saint Michael the Archangel was converted into the modern Taft Public Library through 1.7 million dollars of renovation.³⁵ The library serves as an important part of life in Mendon. The library hosts language programs, arts & culture events, cooking classes, reading sessions, and events for children.

³⁵ Bronislaus B. Kush. January 10, 2013. Worcester Telegram and Gazette. <https://www.telegram.com/story/news/local/north/2013/01/11/prayer-books/49166259007/>



The former St. Michael's Church is at 29 North Ave. *Telegram & Gazette*



Harrison Hall – Mendon Town Hall

Mendon Town Hall is in the Mendon Center Historic District on Main Street. The magnificent Greek Revival-style Harrison Hall Built was built near the old Taft Library and the old fire station. The building is an example of nineteenth-century temple-form town hall architecture. Built in 1844, at the height of Mendon's economic prosperity, Harrison Hall was the site of many town meetings.³⁶

In its early years as Town Hall, a Mr. Dudley retained the second floor for his use, given that he provided the land for the town hall. In 1849, Mendon purchased the entire building and renamed it Mendon Town Hall. Mendon High School was housed on the second floor from 1868 to 1903, and

³⁶ Massachusetts Historical Commission, National Register of Historic Places. n.d. <https://www.sec.state.ma.us/mhc/mhcnat/natidx.htm>

the town hall has served many civic uses since 1903, including elected and appointed officials' offices and town offices.³⁷

Today, the town hall stands proudly at the town center and witnesses the changes time has brought Mendon over the past three centuries.



Old Mendon Cemetery

This 2.15-acre cemetery is located in the Mendon Center Historic District. The cemetery serves as the resting place of many prominent people who live in the eighteenth and nineteenth centuries. Mendon dedicated this land to a cemetery in the late 1600s, and the oldest stone dates to the early 1700s.³⁸ The graveyard is surrounded by natural vegetation and is the oldest cemetery out of the seventeen in Mendon. The stones in the graveyard are:

“Irreplaceable collection of folklore and art and should be preserved as though they were priceless paintings. [...] These stones exemplify the craftsmanship of the stonemason, engraver, and motif of the era. [...] As you walk through its well-cared-for grounds and ancient stones, you will see various names from Mendon’s past: Aldrich, Ammidon, Chapin, Davenport, Harding, Hastings, Holbrook, Metcalf, Rawson, Rockwood, Staples, Thayer, Taft, Torry, Tyler, Whipple, Wood, and many others.”³⁹

³⁷ Mendon Town Hall. n.d. <https://www.hope1842.com/hope1842/mendontownhall.html>

³⁸ Massachusetts Historical Commission, National Register of Historic Places. n.d. <https://www.sec.state.ma.us/mhc/mhcnat/natidx.htm>

³⁹ Mendon Cemeteries n.d. <https://www.hope1842.com/hope1842/mendoncemeteries.html>

Mendon Town Forest

The Town Forest is located off Millville Road and has served recreational uses for many years. The town converted a private property into the town forest in 1944, acquiring 120 acres of land and 2.5 acres across Millville Road. The forest has many historic sites for visitors to explore. There have been efforts to improve the forest, such as signage, maps, boardwalks, and trail markers. Today, the forest is a destination for nature lovers across the region and a site to soak in Mendon's history and tranquility.⁴²



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⁴² Wigwam Hill and Mendon Town Forest. n.d.

<https://www.mendonma.gov/sites/g/files/vyhlf881/f/file/file/wigwamhillthetownforestrev9.pdf>

⁴³ Town of Mendon, Forest Blue Loop. n.d. <https://www.alltrails.com/trail/us/massachusetts/mendon-town-forest-blue-loop/photos>

Issues and Opportunities

Mendon does not have enough laws and regulations to protect its historic assets compared to other communities in Massachusetts. Some laws need updates and the tools that the town has are not sufficient to preserve historic structures. Mendon has lost historic buildings over time. The town also lacks the staffing to conduct community outreach and engagement to educate citizens about the history of Mendon, its historic assets, and the importance of preservation. Mendon does not have a central location for historical information, and this system is not enough to preserve Mendon's history and culture.

Mendon has opportunities when it comes to preservation due to its stock of historic buildings, scenic beauty, parks and other attractions, and community coherence and identity. Many bylaws and regulations already exist to protect historic assets. Mendon will benefit tremendously if it can take advantage of these regulations to achieve a balance between historical and cultural preservation and commercial development. Mendon's natural beauty will attract development opportunities, and if regulated to coexist with historic assets, these opportunities can bring funding to promote historic preservation. Historic districts and buildings have helped the town obtain more tools to preserve Mendon's history. The organizations and cultural destinations in town can serve as the cornerstone for engaging the community.

Recommendations

We recommend that Mendon use protective zoning, regulatory, and legislative tools, and federal and state resources to maintain historic buildings and fund preservation. We recommend the adaptive reuse of historical buildings to bring them back to 21st-century uses.

We recommend increasing the capacity for community engagement as well as the creation of more efficient tools to gather and store information about Mendon's history and culture.

To improve Mendon's planning processes to better preserve historic assets, we recommend that planning actively involves historic preservation organizations to put preservation at the forefront of local planning. We recommend the development of new guidelines to regulate development so historic preservation is in tandem with increasing amenities for residents.

Detailed strategies and actionable items are provided in the following section.

Summary of Strategies

The Master Plan recommends the following action items based on the goals and objectives crafted with careful consideration of the public outreach results, analysis of current conditions, and progress achieved on prior plans. The action items accompanying the objectives will also be reflected in the Implementation Matrix.

Goal 1: Ensure the protection of historic buildings and landscapes.

- Objective 1: Use protective zoning, regulatory, and legislative tools to preserve and maintain Town-owned and, optionally, privately-owned historical assets.
 - Action Item 1: Update Historic District Bylaw and Scenic Route Bylaw in a timely and proactive manner.
 - Action Item 2: Identify and adopt additional historic districts such as the Nipmuc Pond area.
 - Action Item 3: Add to the Historic District Design Guidelines and utilize and update zoning regulations.
 - Action Item 4: Identify historical buildings, land, monuments, and historically important sites outside the boundaries of the currently designated historic districts to protect these assets.
- Objective 2: Use Federal, state, and local resources to fund and maintain historic and cultural preservation in a timely and proactive manner to develop a sustainable funding plan for the critical maintenance of historical public buildings.
 - Action Item 1: Mendon could consider taking advantage of the Massachusetts Community Preservation Act to continue to improve historical preservation, open space improvement, and housing efforts.
 - Action Item 2: The town could consider applying for the Massachusetts Preservation Project Fund (MPPF). This is a grant from the Massachusetts Historic Commission and could reimburse up to half of the cost of a preservation project.
- Objective 3: Encourage the adaptive reuse of historic buildings to bring buildings back to life.
 - Action Item 1: Identify historical structures that are susceptible to demolition.
 - Action Item 2: Encourage historical property owners to consider adaptive reuse alternatives.
 - Action Item 3: Encourage developers to consider adaptive reuse alternatives.
 - Action Item 4: Use design guidelines and other laws and regulations to restrict development that is detrimental to Mendon's historical and cultural heritage.

Goal 2. Provide adequate cultural opportunities for Mendon residents and visitors of all ages and abilities.

- Objective 1: Ensure there are cultural opportunities that cater to the needs and desires of all town residents.
 - Action Item 1: Identify historical and cultural preservation needs in Mendon with renewed community engagement efforts.
- Objective 2: Increase community engagement and outreach capacity.

- Action Item 1: Establish more educational programs for residents of all ages and backgrounds.
 - Action Item 2: Collaborate with other historic preservation organizations and agencies, community organizations, and other historical and cultural institutions and organizations to engage the community.
 - Action Item 3: Identify and collaborate with regional partners such as historic preservation organizations and higher education institutions.
 - Action Item 4: Expand the historical preservation volunteer base to preserve historical assets and educate residents and visitors about Mendon’s history, culture, and the importance of historic and cultural preservation.
 - Action Item 5: Consider utilizing the National Trust Preservation Funds to fund education programs and preservation projects.
- Objective 3: Develop efficient public access to historical information about Mendon.
 - Action Item 1: Increase data collection capacity to collect more information about Mendon’s historical assets for research and educational purposes.
 - Action Item 2: Create a central location to store information and data related to the history and culture of Mendon.
 - Action Item 3: Involve the community and spur residents’ passion for preserving Mendon’s heritage.

Goal 3: Improve Mendon’s planning processes and practices to better preserve Mendon’s heritage.

- Objective 1: Involve historical preservation in planning.
 - Action Item 2: Collaborate with historic preservation organizations, agencies, and subject matter experts to ensure historical preservation is in tandem with planning efforts.
- Objective 2: Develop guidelines, plans, and a vision to achieve a balance between more beneficial commercial development, open spaces, and historic preservation.
 - Action Item 1: Plan for the vacant Taft Orchards
 - Action Item 2: Draft guidelines to involve historical preservation in all new development.



Post Office Block

Economic Development

Introduction

Mendon is characterized by its rich agricultural history, open natural spaces, and community. Residents value these characteristics while desiring economic growth and the development of additional amenities. Thoughtful and targeted strategies can protect Mendon's key characteristics while engaging in positive and responsible economic development.

The term *economic development* can take on different meanings in different situations. For the purposes of this chapter, economic development is defined as *the creation of resources and wealth which benefit the community*. In the context of this definition, these are the goals of this economic development chapter:

- **Goal 1:** Take a proactive and responsive approach to economic development that supports existing businesses and encourages new ones.
- **Goal 2:** Ensure business development is consistent with Mendon's small-town and rural character.
- **Goal 3:** Grow and diversify the tax base to promote a fiscally sound future.

- **Goal 4:** Ensure Mendon’s infrastructure does not impede and can support desirable economic development.
- **Goal 5:** Support and expand ecotourism initiatives that drive economic development centered on Mendon’s natural spaces and agricultural areas.

These goals emerged as a product of a robust community engagement process. This included a community survey, a visioning workshop, and monthly Master Plan Steering Committee meetings that were open to the public. This is discussed in more detail in the Community Engagement section. This chapter will review prior planning efforts and current economic conditions before identifying goals and strategies intended to promote economic development that is mindful of Mendon’s character.

Prior Planning Efforts

Blackstone Valley Prioritization Project (2012)

In 2012, CMRPC conducted the Blackstone Valley Prioritization Project to identify priority areas in the 11 Blackstone Valley communities in CMRPC’s region. These priority areas include Priority Development Areas (PDA), Priority Preservation Areas (PPA), Significant Transportation Investment Corridors (STIC), and Significant Transportation Investment Spot Locations (STISL). The process identified four PDAs, seven PPAs, one STIC, and two STISLs in Mendon. Sites that were identified by the prioritization process that are relevant to this chapter are:

- **Route 16 PDA (PDA):** The Route 16 PDA covers the entire length of Route 16 in Mendon, from the Uxbridge border east to the Hopedale border. This encapsulates Route 16 serving as the Town’s primary commercial corridor.
- **Business Industrial District (PDA):** This area runs along a one-mile length of Route 140. Along this stretch, there is a diverse mix of businesses, including restaurants, construction, manufacturing, a gas station, real estate services, a car auction, and service businesses. At the Annual Town Meeting in May 2019, this district was zoned as “Highway Business.” This stretch of Route 140 had previously been zoned as General Business. It is the only area to be zoned as “Highway Business.” There is some housing in this area as well.
- **Hartford Avenue West Village District (PDA):** This PDA covers a mile of Hartford Avenue West from the intersection with Route 16 to the Uxbridge border. This corridor has several businesses including a daycare facility, an auto body shop, and a contracting business. This district is zoned as “General Residential” and has some housing.
- **Hartford Avenue East Village District (PDA):** This PDA covers just over two miles of roadway. It runs from the intersection of Main Street and Route 16, to where Main Street becomes Providence Street, to the intersection of Providence Street and Hartford Avenue East. It then runs the rest of Hartford Avenue East to the Hopedale border. This corridor contains Town Hall and several municipal departments, and several businesses. This district is zoned as “General Residential” and has housing.

- **Route 16 (STIC):** This identifies Route 16 as a transportation corridor that should be prioritized for improvement investment. This designation signifies the importance of Route 16 as a primary commercial and transportation corridor in Mendon.

Local Rapid Recovery Plan (2021)

The Local Rapid Recovery Program (RRP) was established by the Baker-Polito administration during the COVID-19 pandemic to stabilize and grow local economies in Massachusetts. The RRP plan in Mendon focused on a section of Route 16 that stretches from Imperial Cars east to the Mendon Twin Drive-In. Throughout the development of the RRP, strategies were developed to attract new businesses, improve infrastructure, make existing businesses more attractive, and build administrative capacity. The process led to the recommendation of six projects:

- Provide Site and Façade Improvement Grants
- Coordinate a Municipal Water and Sewer System Expansion Study
- Develop and Install Wayfinding Signage
- Develop a Business Attraction Strategy
- Establish a Farmer’s or Artisans Market
- Support Outdoor Dining for Local Businesses

These six projects will be discussed further throughout this chapter. They will be referenced directly as part of the RRP and indirectly because of the high degree to which these recommendations overlap with strategies identified in this chapter.

Existing Conditions

Overview and Economic History

The Town of Mendon was originally an eight-by-eight-mile tract of land that includes present-day Mendon, Bellingham, Blackstone, Hopedale, Milford, Millville, Northbridge, Upton, and Uxbridge. The land was purchased from the Nipmuc people, the land’s original inhabitants. Mendon was incorporated in 1667 and is the second oldest town in Worcester County and the 86th oldest town in the United States. The town was destroyed in 1675 during King Philip’s War and was resettled in 1680.

Developments in the last part of the eighteenth century shaped the course of Mendon. The Blackstone Valley emerged as the birthplace of the Industrial Revolution in the United States. The Blackstone Valley's waterways powered industrial development in surrounding communities, while no major waterways pass through Mendon. During this period, communities that were originally part of Mendon broke off to take advantage of access to these waterways and took their tax dollars and wealth with them. In particular, when Blackstone/Millville incorporated in 1845, Mendon lost two-thirds of its population and half of its

valuation.¹ The later construction of the Blackstone Canal allowed farmers and businesses in Mendon to sell their goods in other markets.

Beginning in the mid-1800s, Lake Nipmuc became a popular tourist destination for the wealthy in Central Massachusetts. Nipmuc Hall was a performance venue that hosted well-known entertainers, and sailboat and steamboat rides were popular. Lake Nipmuc remains a popular destination today, and attractions like Southwick’s Zoo and the Mendon Twin Drive-In still bring visitors. Mendon is included in the Blackstone River Valley National Heritage Corridor, a National Heritage Area established in 1986. Today, Mendon is predominantly a bedroom community of Worcester, Providence, and Boston and has experienced development along Route 16 and Route 140.

Summary of Community Input

In the summer of 2021, the project team launched the Phase 1 Master Plan Community Survey. This was a town-wide survey designed to gauge the community’s preferences regarding Housing & Population, Land Use, Open Space, Recreation, and Natural Resources, and Economic Development. The survey produced valuable information on how residents felt about a wide range of issues relating to economic development. Some key findings are presented below.

The survey asked residents “Which of the following types of development do you feel Mendon needs more or less of?” Responses to this question are detailed in Table 1 below.

Sixty-seven percent of survey respondents indicated that they want more small business development. Most respondents want to see more Supermarkets & Pharmacies, Parks & Open Spaces, Restaurants, and Outdoor Recreation Facilities or Fields. More respondents indicated that they wanted to see fewer Multi-family Residential and Fast Food & Drive-thrus than any other development types.

Table 1: Master Plan Survey, Types of Development

Type of Development	Less	Just Right	More
Small Businesses	4%	30%	67%
Supermarkets and Pharmacies	13%	30%	57%
Parks and Open Space	2%	42%	56%
Restaurants	3%	43%	54%
Outdoor Recreation Facilities or Fields	1%	45%	54%
Renewable Energy	17%	46%	37%
Retail	9%	56%	36%
Office Space	7%	61%	32%
Mixed-use	18%	51%	31%
Light Industrial	23%	52%	25%
Single Family Residential	9%	66%	25%
Commercial	17%	64%	19%
Personal Services	6%	76%	18%

¹ The Town of Mendon

Multi-family Residential	32%	51%	17%
Fast Food and Drive-thrus	31%	57%	13%

When respondents were asked to indicate their support for various approaches to economic development, respondents most strongly supported “Expand the Tax Base,” as seen in Table 2. “Increase Employment Opportunities” received the most support overall. Besides “Use Tax Incentives,” at least 70% of respondents either supported or strongly supported all other approaches. “Use Tax Incentives” received the least support, with 19% of respondents stating they opposed or strongly opposed the approach.

Table 2: Master Plan Survey: Economic Development Approaches

Type of Development	Strongly Support	Support	Neutral/ Not Sure	Oppose	Strongly Oppose
Expand the Tax Base	44%	31%	18%	3%	4%
Increase Employment Opportunities	37%	42%	19%	2%	1%
Events for Visitors	30%	42%	22%	5%	1%
Encourage Home Businesses	29%	43%	23%	4%	1%
Use Tax Incentives	23%	33%	25%	14%	5%

Nearly half of the respondents felt that the biggest economic challenge was “Too few local businesses for economic growth.” The second most selected response was “Residents who are resistant to new business creation” (Table 3).

Roughly 40% of respondents indicated that the “lack of municipal sewer infrastructure” and the “lack of municipal water infrastructure” are the biggest economic challenges Mendon has faced in the last decade.

Table 3: Master Plan Survey: Economic Challenges

Economic Challenge	Percentage
Too few local businesses for economic growth	49%
Residents who are resistant to new business creation in town	45%
Lack of municipal sewer infrastructure	41%
Lack of municipal water infrastructure	40%
Too much traffic congestion	32%
Infrastructure and road maintenance	30%
Not enough commercial/industrial space for new businesses to set up	27%
Local regulations or taxes that discourage businesses	25%
Too difficult to get to local businesses without driving	18%
Other	14%
Not enough local jobs	13%
Not enough regional jobs	4%
Not enough trained workers to fill local or regional jobs	3%

Table 4 below details how Mendon respondents felt about future commercial development. Most respondents agreed that “new development should take place exclusively within and near existing business districts.” Forty-four percent of respondents also agreed that “new development should be focused on major roadways.” This indicates that many respondents support the separation of commercial or industrial development and residential areas and the concentration of new development on areas that are already acting as commercial areas along major transportation routes.

Over 40% of respondents also agreed with the idea that “home occupations should be allowed with some restrictions,” and that Mendon should explore the potential for new light industrial development and development on underutilized land.

Table 4: Master Plan Survey: Future Commercial Development

Economic Challenge	Percentage
New development should take place exclusively within and near existing business districts	55%
New development should be focused around major roadways	44%
Home occupations should be allowed with some restrictions	43%
The Town should explore the potential for new light industrial development	42%
The Town should explore the potential for development on underutilized land	41%
New development should be mixed-use, including both commercial spaces and residential units	27%
The Town should consider ways to enhance tourism in Mendon	27%
New development should be concentrated to only existing business areas in Town Center	19%
New development should take place near residential areas	4%

Existing Economic Conditions

Access and Location

Mendon is in Southern Worcester County near several major economic centers. Worcester is a 30-minute drive, Providence is a 40-minute drive, Boston is an hour’s drive, and Woonsocket is just nine miles to the south. Mendon is also positioned between two major roadways that connect these major economic centers. Interstate-495 is a short drive to the east, while Route 146 is a short drive to the west. These factors provide Mendon access to some of New England’s largest economic markets and make Mendon an attractive place to live. These geographical advantages have the potential to make Mendon an attractive

location for businesses who are looking to relocate to have access to these markets, but for several reasons, may not want to be located directly in one of them.

Income

Table 5 below shows Mendon’s median household income (MHI) is \$126,806. Since 2010, Mendon’s MHI has increased by 24%. Mendon’s MHI is the highest compared to neighboring towns. Besides Upton, no other neighboring town has an MHI over \$120,000. Mendon’s MHI is also much higher than Worcester County and Massachusetts.

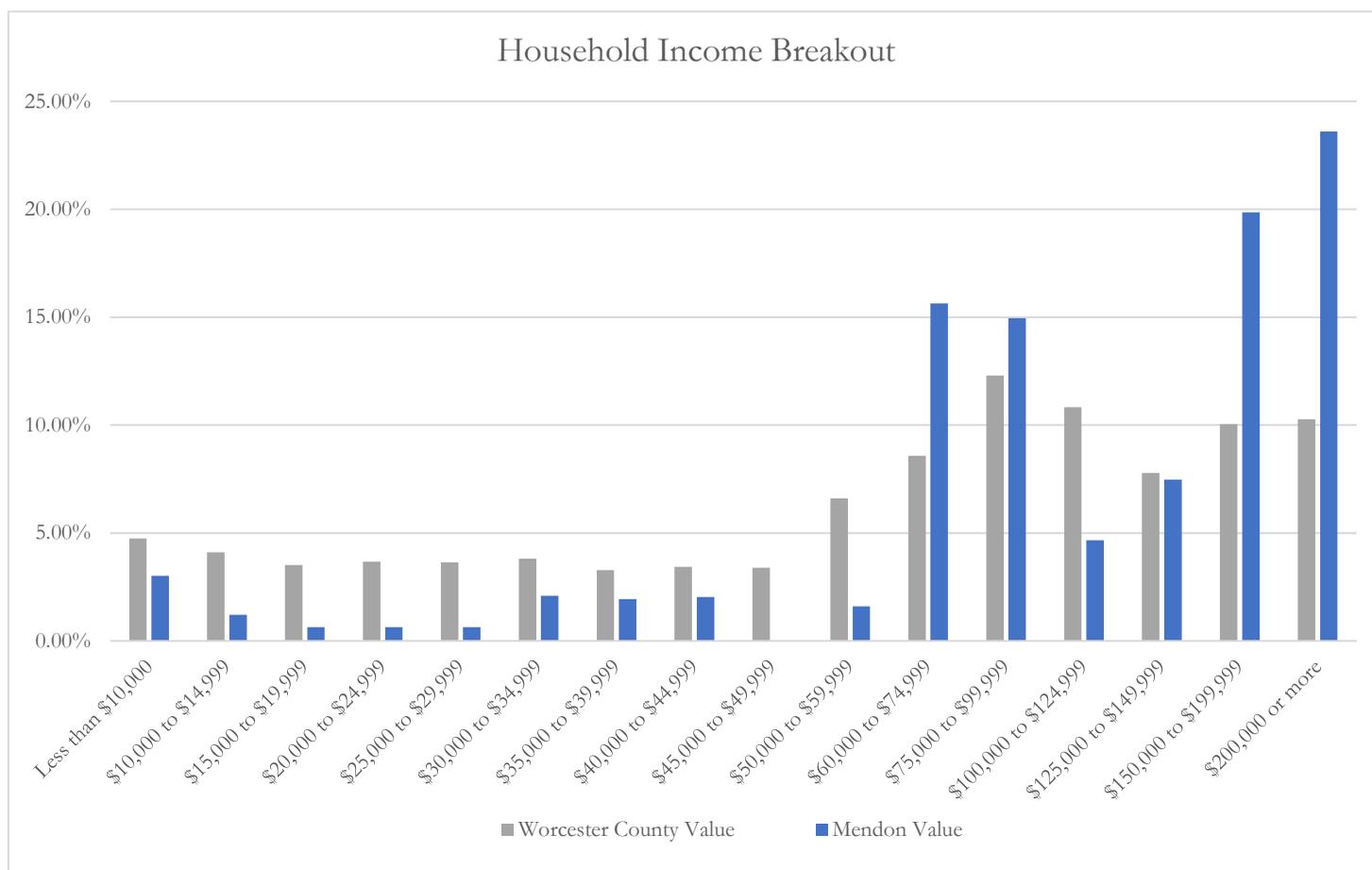
Figure 1 depicts the percentage of households by income brackets in Mendon and Worcester County. Mendon has a much higher percentage of households that earn in the upper two income brackets. Over 40% of households in Mendon earn \$150,000 or more, compared to 20% in Worcester County. Over 80% of households earn \$60,000 or more.

Table 5: Median Household Incomes Comparison

Geography	2010	2020	% Change 2010-2020
Bellingham	\$78,290	\$103,258	32%
Blackstone	\$71,875	\$90,665	26%
Hopedale	\$97,227	\$110,582	14%
Millville	\$77,250	\$79,647	3%
Northbridge	\$68,016	\$85,503	26%
Upton	\$107,950	\$126,442	17%
Uxbridge	\$81,127	\$109,718	35%
Mendon	\$102,625	\$126,806	24%
Worcester County	\$64,152	\$77,155	20%
Massachusetts	\$64,509	\$84,385	31%

Source: U.S. Census Bureau American Community Survey 2015-2019 5-year estimates

Figure 1: Mendon Household Income Breakdown



Source: U.S. Census Bureau American Community Survey 2015-2019 5-year estimates

Employment, Labor Force, and Demographics

According to the Massachusetts Labor Force and Unemployment Data Reports, the unemployment rate in Mendon was an average of 3.6% from January 2022 to April 2022,² a significant improvement from high unemployment rates in 2020 and 2021 during the first two years of the COVID-19 pandemic, and less than Worcester County and Massachusetts.

The local unemployment rate tracked similarly to or below the unemployment rate of Worcester County and Massachusetts since 2012. In that year, Mendon’s labor force was 3,146 workers. As of April 2022, Mendon’s labor force was 3,292 workers, an increase of 4.6% over the last decade (Figure 2).

Table 6 breaks down the percentage of Mendon’s workers that are employed through private companies, government, non-profits, or self-employed by occupation. Most Mendon workers are employed by private

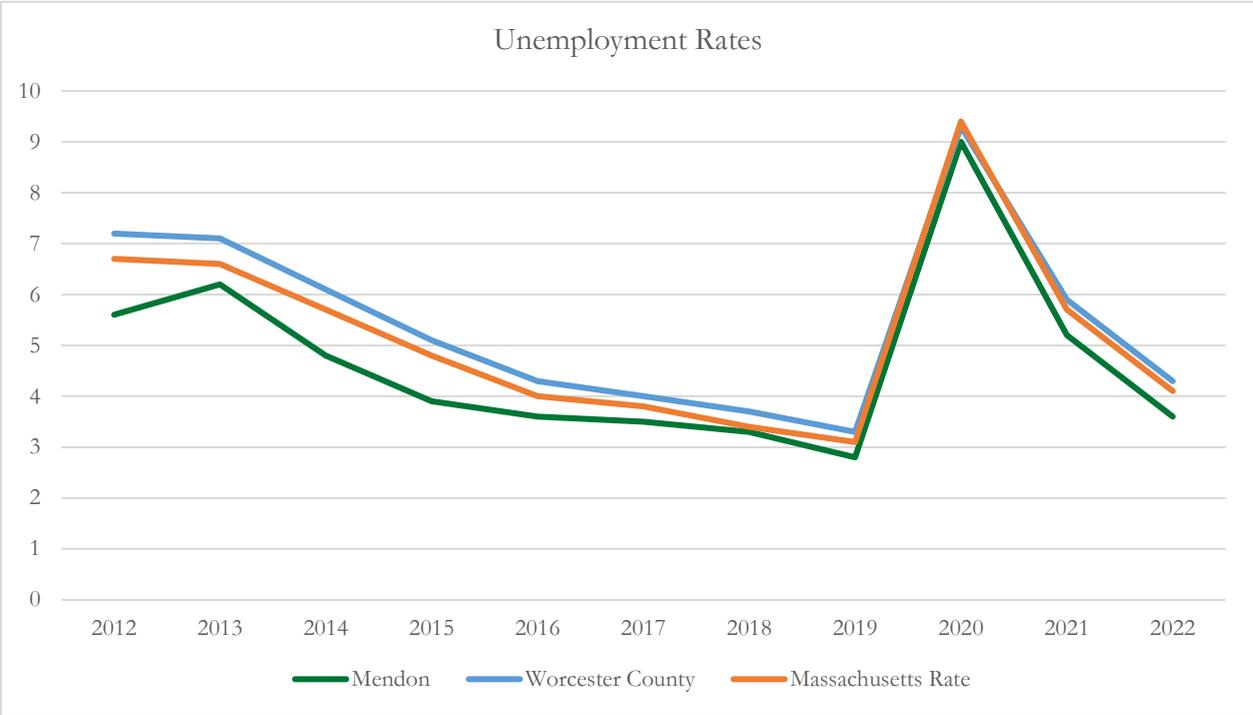
² The 2022 unemployment rate reflects the average unemployment rate from January 2022 up to April 2022, which was the most recently available data at the time this chapter was written.

companies in management, business, science, and arts occupations. Significant numbers of Mendon workers are employed by private companies in sales and office occupations and service occupations.

Figure 3 details the number of workers in specific industries. “Educational services, and health care and social assistance,” is the industry with the largest number of workers. “Professional, scientific, and management, and waste management services,” and, “Retail trade,” are the industries with the second and third largest number of workers. It should be noted the while this Figure’s data is sourced from the U.S. Census Bureau’s American Community Survey, the data point for “Public Administration” having zero working population can be misleading. The Town employs individuals in several different departments that seemingly would qualify as in the “Public Administration” industry. The working population of zero in Figure 3 is likely the result of how the American Community Survey qualifies and defines different industries. The working population of zero should not be interpreted to mean that the Town of Mendon employs zero employees.

Table 7 provides more detailed insight by examining the largest employers in Mendon. Miscoe Hill Middle School and Southwick’s Zoo are the largest employers and are the only employers to employ 100-249 employees. Three other employers employ 50-99 workers: Henry P. Clough Elementary School; Imperial Chrysler Dodge Jeep; and Sudbury Granite & Marble, Inc. All other businesses employ 49 or fewer employees.

Figure 2: Mendon Unemployment Rates



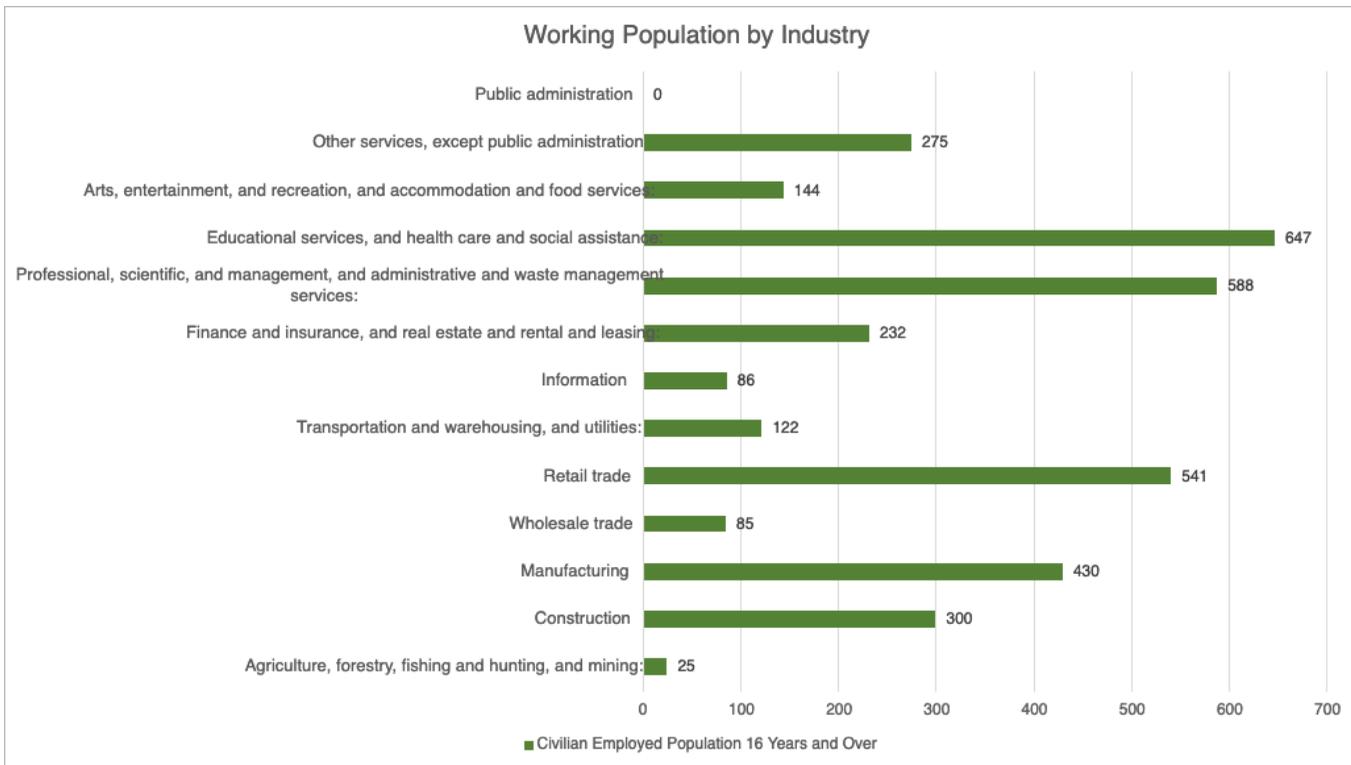
Source: Massachusetts Labor Force and Unemployment Data Reports, December 2021

Table 6: Occupation by Class of Worker

	Total Estimate	Private company employees	Self-Employed, Own Inc Business	Private nonprofit	Government Employees	Self-Employed Own Not Inc. Business & Unpaid Family Workers
Civilian employed population 16 years and over	3,475	68%	5%	4%	9%	14%
Management, business, science, and arts occupations	1,672	65%	8%	5%	12%	10%
Sales and office occupations	787	85%	2%	0%	1%	12%
Natural resources, construction, and maintenance occupations	304	88%	0%	0%	0%	12%
Service Occupations	526	38%	9%	7%	13%	33%
Production, transportation, and material moving occupations	186	75%	0%	7%	13%	4%

Source: American Community Survey 2015-2019

Figure 3: Working Population by Industry



Source: U.S. Census Bureau American Community Survey 2015-2019 5-year estimates

Table 7. Mendon Largest Employers

Company Name	Number of Employees	NAICS Industry
Miscoe Hill Middle School	100-249	Elementary and Secondary Schools
Southwick's Zoo	100-249	Museums, Historical Sites, and Similar Institutions
Henry P Clough Elementary Sch	50-99	Elementary and Secondary Schools
Imperial Chrysler Dodge Jeep	50-99	Automobile Dealers
Sudbury Granite & Marble Inc	50-99	Other Nonmetallic Mineral Product Manufacturing
Beazley Group	20-49	Agencies, Brokerages, and Other Insurance Related Activities
Bethany Christian Academy	20-49	Elementary and Secondary Schools
Dunkin'	20-49	Restaurants and Other Eating Places
George's Surf & Turf	20-49	Restaurants and Other Eating Places
Hideaway Pizza	20-49	Restaurants and Other Eating Places
Imperial Cars	20-49	Automobile Dealers
Imperial Chevrolet	20-49	Automobile Dealers
Mendon Town of Inc	20-49	Executive, Legislative, and Other General Government Support
Mendon Upton Regional School	20-49	Elementary and Secondary Schools
New England Steak & Seafood	20-49	Restaurants and Other Eating Places
Southwick Wild Animal Farm Inc	20-49	Other Crop Farming
Willow Brook Restaurant	20-49	Restaurants and Other Eating Places
Boucher Energy Systems Inc	10-19	Building Equipment Contractors
Charles River Bank	10-19	Depository Credit Intermediation
Christine's Pallets	10-19	Lumber and Other Construction Materials Merchant Wholesalers
Fourth Generation Nursery	10-19	Lawn and Garden Equipment and Supplies Stores
Magna Magic	10-19	Paint, Coating, and Adhesive Manufacturing
Mendon Police Dept	10-19	Justice, Public Order, and Safety Activities
Town of Mendon Beach	10-19	Other Amusement and Recreation Industries
Tri-County Internal Medicine	10-19	Outpatient Care Centers

Source: Massachusetts Labor Force and Unemployment Data Reports, 2021

Tax Rates

Table 8 lists the tax rates for Mendon and neighboring communities. Mendon has a single property tax rate, differing from a split rate system in which commercial and industrial property owners pay a higher tax rate than residential property owners. This may discourage commercial and industrial development. Mendon's single property tax rate can be advantageous to business owners and developers.

All but two neighboring communities employ a single property tax rate. The tax rate for commercial and industrial property in Mendon is consistent with the single rate in Uxbridge and Millville but does differ from Bellingham, Northbridge, and Upton. The tax rate for commercial and industrial property is inconsistent with Blackstone and Hopedale, which have split rates.

Table 8: FY 22 Tax Rates

Municipality	Residential Tax Rate	Open Space Tax Rate	Commercial Tax Rate	Industrial Tax Rate	Personal Property Tax Rate
Blackstone	14.08	0.00	20.08	20.08	19.97
Bellingham	17.90	0.00	17.90	17.90	17.90
Hopedale	17.11	0.00	27.66	27.66	27.66
Millville	15.11	0.00	15.11	15.11	15.11
Northbridge	13.77	0.00	13.77	13.77	13.77
Upton	16.77	0.00	16.77	16.77	16.77
Uxbridge	15.16	0.00	15.16	15.16	15.16
Mendon	15.41	0.00	15.41	15.41	15.41

Source: Division of Local Services, Department of Revenue, Data Analytics and Resources Bureau. Community Comparison Report. 2022.

Table 9: Tax Base by Class

Municipality	Residential Levy	Open Space Levy	Commercial Levy	Industrial Levy	Personal Prop Levy	Total Tax Levy	R/O % of Total Levy	CIP as % of Total Levy
Bellingham	\$30,536,240	0	\$5,960,883	\$5,987,539	\$6,183,881	\$48,668,543	62.74	37.26
Blackstone	\$16,828,691	0	\$478,704	\$551,872	\$2,991,815	\$20,851,082	80.71	19.29
Hopedale	\$13,607,366	0	\$1,324,667	\$993,459	\$879,025	\$16,804,517	80.97	19.03
Millville	\$5,056,698	0	\$79,624	\$35,136	\$307,863	\$5,479,320	92.29	7.71
Northbridge	\$24,498,017	0	\$2,159,479	\$642,931	\$998,553	\$28,298,980	86.57	13.43
Upton	\$21,522,166	0	\$440,046	\$213,932	\$657,257	\$22,833,401	94.26	5.74
Uxbridge	\$25,931,035	0	\$1,437,603	\$2,652,538	\$2,141,729	\$32,162,905	80.62	19.38
Mendon	\$16,613,205	0	\$1,095,060	\$67,853	\$881,008	\$18,657,126	89.04	10.96

Source: Division of Local Services, Department of Revenue, Data Analytics and Resources Bureau. Community Comparison Report. 2022.

Zoning

Mendon has four zoning districts. There are two residential districts and two non-residential districts. The **Rural Residential District** is meant to preserve the rural character of Mendon, promote agricultural activities, and allow low-density single- and two-family residential uses. The **General Residential District** allows the use of small-scale and low-intensity impact. It is meant to provide a mixture of the Rural Residential District’s purpose and a broader range of recreational, municipal, residential, and business uses.

The **General Business District** makes up 280 acres along Route 16. This district’s purpose is to serve the business needs of Mendon’s residents in areas where those needs can be accessible and off-street parking can be accommodated adequately. Allowed uses include retail operations, restaurants, offices, banks, and light manufacturing. Uses in this district must meet the minimum lot requirement of 40,000 square feet.

The **Highway Business District** is smaller than the General Business District at 114 acres located along Route 140 (Cape Road) in the southeastern corner of Mendon near its border with Bellingham. This district's purpose is for businesses that require highway access or generate a significant amount of traffic. There are entry points to Interstate-495 located just a short drive away in either Bellingham or Franklin. The minimum lot requirement is 40,000 square feet, with a required buffer between business and residential uses. The Highway Business district permits commercial indoor entertainment uses, in addition to the uses in the General Business District.

Commercial and Retail Business

The two non-residential commercially oriented zoning districts are the General Business District located along Route 16 and the Highway Business District along Route 140. To understand the kinds of businesses in Mendon, CMRPC reviewed data from Esri's Residential Population forecasts for 2022 through Esri's ArcGIS Business Analyst. This data, which can be found in Table 10, acts as an estimate for understanding the scales and industries of businesses in Mendon.

Mendon has 262 businesses that employ 1,855 workers. Of those businesses, 14% are retail businesses. The retail businesses in Mendon employ an estimated 316 workers, which is 17% of the total workers in Mendon.

In Retail Trade Businesses, 17 Motor Vehicle & Parts Dealers businesses employ 13% of the employees in Mendon. Food Services & Drinking Places represented eight percent of the businesses in Mendon but employed 11% of employees. Only Educational Services and Retail Trade businesses employed more people than Food Services & Drinking Places.

Table 10: Business Summary

NAICS Code Industry Classification	# of Businesses	% of Total	# of Employees	% of Total
Agriculture, Forestry, Fishing & Hunting	5	2%	46	3%
Mining	1	0%	7	0%
Utilities	1	0%	3	0%
Construction	27	10%	92	5%
Manufacturing	10	4%	108	6%
Wholesale Trade	14	5%	68	4%
Retail Trade	37	14%	316	17%
Motor Vehicle & Parts Dealers	17	7%	246	13%
Furniture & Home Furnishings Stores	2	1%	2	0%
Electronics & Appliance Stores	1	0%	2	0%
Bldg. Material, Garden Equipment, Supplies Dealers	5	2%	31	2%
Food & Beverage Stores	5	2%	19	1%
Health & Personal Care Stores	0	0%	0	0%
Gasoline Stations	0	0%	0	0%
Clothing & Clothing Accessories Stores	2	1%	5	0%
Sport Goods, Hobby, Book, & Music Stores	1	0%	1	0%
General Merchandise Stores	1	0%	3	0%
Misc. Store Retailers	3	1%	7	0%

Non-store Retailers	0	0%	0	0%
Transportation & Warehousing	2	1%	10	1%
Information	4	2%	32	2%
Finance & Insurance	9	3%	62	3%
Central Bank/Credit Intermediation & Related Activities	3	1%	27	2%
Securities, Commodity Contracts & other Financial	0	0%	0	0%
Insurance Carriers & Related Activities; Funds, & Trusts	6	2%	35	2%
Real Estate, Rental & Leasing	16	6%	65	4%
Professional, Scientific & Tech Services	16	6%	49	3%
Legal Services	2	1%	7	0%
Management of Companies and Enterprises	0	0%	0	0%
Admin. & Support & Waste Management & Remediation	14	5%	43	2%
Educational Services	9	3%	295	16%
Health Care & Social Assistance	8	3%	60	3%
Arts, Entertainment & Recreation	4	2%	157	9%
Accommodation & Food Services	21	8%	212	11%
Accommodation	0	0%	0	0%
Food Services & Drinking Places	21	8%	212	11%
Other Services (except Public Administration)	45	17%	138	7%
Automotive Repair & Maintenance	14	5%	27	2%
Public Administration	10	4%	92	5%
Unclassified Establishments	8	3%	0	0%

Source: Esri and Data Axle. Esri 2022 Updated Demographics. Esri 2022 Business Summary.

Industrial Business and Zoning

Industrial land uses made up only 0.54% of land use and 0.36% of revenue in 2021. There is no specific Industrial zoning district. Light industry, and specifically light manufacturing and assembly, is permitted in the General Business District and Highway Business District. Mendon can focus industrial development along the Route 16 and Route 140 Corridors, as much of the other land in Town is protected or exempt. Permitted industrial uses over 10,000 square feet in an area require a Special Permit from the Planning Board. The lack of municipal water and sewer presents a challenge to expanding the commercial and industrial tax base.

Agricultural Business

According to the Assessor's Office, 1,554 acres or 14% of land is designated as "Chapter Land Agricultural/Horticultural." On this land, there are working farms and related businesses, contributing to Mendon's rural character. Agricultural businesses also provide self-employment, family employment, and jobs outside the household. Mendon's agricultural sector includes an active farm and winery, active dairy farms, an animal sanctuary, and several general farming and homemade goods operations. There was also previously a Community Supported Agriculture (CSA) organization, where members of the CSA could

set up a plot, decide what to grow in it, and harvest what they choose. Unfortunately, the CSA is now defunct. There have been discussions to create a new CSA.

The Right to Farm bylaw encourages the pursuit of agriculture and promotes economic opportunities. It also protects farmlands in Mendon by allowing agricultural uses and activities to operate with minimal conflict with abutters and local agencies. It applies to all jurisdictional areas in Mendon.

Mendon has an Agricultural Commission that serves to preserve, revitalize, and sustain agriculture. In addition to advising other boards on matters related to agriculture, the Commission members serve as facilitators and educators on agricultural issues. They support projects to promote agricultural enterprises and traditions and farmland preservation.

Water and Sewer Infrastructure

Mendon lacks a municipal water & sewer system. Two municipal water systems are sourced from Hopedale, which receives a metered rate for these systems and provide for about 150 properties along the border. The rest of the businesses and homes use private well water. The sewer system functions similarly, with most residents and businesses using private septic systems.

The lack of municipal water and sewer infrastructure limits the potential for economic development and is a limiting factor for dining and multi-family residential development. Mendon has held discussions with neighboring communities to provide water or partner on sewer and investigated the potential for exploring new well locations. Mendon continues to operate with its current water and sewer systems. This will be discussed further in the “Water and Sewer” subsection in the Issues and Opportunities section.

Capacity

Mendon has an established Economic Development Committee (EDC). The EDC’s mission is “To help attract, retain and grow business and jobs in Mendon, to improve the economic environment and quality of life for its residents, and meet the long-term needs of the community.” Mendon also currently has a part-time Town Planner that shares time with two other communities. Despite these developments, there is not a staff position dedicated to economic development with the capacity necessary to fully implement economic development strategies.

Issues and Opportunities

Capacity

Staffing

Mendon has a part-time Town Planner. A Town Planner has many responsibilities, some of which are related to economic development. It can be difficult for a part-time Town Planner to fully engage with economic development strategies. Mendon should consider hiring a full-time Town Planner. This position should include dedicated economic development duties.

The core economic development duties that a full-time Town Planner should undertake in collaboration with the Economic Development Commission staff are collaborations with other towns and regional

organizations, identifying and applying for grant funding opportunities, tracking business leads and expressions of interest, and identifying vacant commercial and industrial sites.

It is challenging to fulfill these responsibilities in addition to a Planner's primary responsibilities. Mendon should also explore eventually hiring a part-time Economic Development Coordinator. A staff position dedicated to economic development will have more capacity to work on conducting outreach to support existing businesses, match vacant sites with potential businesses, create marketing materials to promote Mendon's new and existing businesses, and act as the single point of contact for potential new businesses interested in locating in Mendon.

Economic Development Committee

The Economic Development Committee (EDC) is an important factor in Mendon's economic development capacity, as they support businesses, job creation, and new investment. The EDC could benefit from undertaking a planning process to develop a more focused vision. A strategic planning process would clarify the roles of the EDC, produce strategies to accomplish the committee's mission, promote collaboration with the Planning Board, and encourage engagement with the business community. This would help identify ways for the EDC to become more effective at accomplishing its mission and improve economic development.

Regional Collaboration

Mendon should explore opportunities for subregional and multi-town economic development collaboration. Mendon should leverage the Blackstone Valley Chamber of Commerce and regionally oriented economic development organizations to conduct collaborative marketing and development efforts. Collaboration with these organizations and other towns will position Mendon to leverage economies of scale and identify external resources.

One example of this collaboration would be seeking out opportunities to pilot a shared Economic Development Coordinator position with a neighboring community. This could be realized through the Community Compact Efficiency and Regionalization Program.

Another example is the Mendon-Upton Facades Improvement Program. This program is the result of Mendon and Upton identifying a shared goal and collaborating with other regional organizations to find funding to accomplish this goal. Both towns identified such a program as a strategy to help their towns recover economically from the pandemic through their respective RRP processes. More detail on the program will be provided in the *Facade Improvement Program* subsection in the "Placemaking and Connectivity" section below.

Permitting

Replace Special Permit Requirements with Site Plan Review where Appropriate

Residents made it clear that growing and diversifying the tax base was important for Mendon's future. Many residents elaborated further by identifying business types and commercial amenities they would like to see more of in Town. This included small consumer-oriented businesses that fit well into Mendon's desired small-town character. Mendon can improve its ability to attract these businesses by making the permitting process for these uses clear and predictable. Identifying where Site Plan Review can replace Special Permits can help accomplish this.

In the Special Permits process, a Planning Board has full discretionary power on whether to grant the special permit or not. The special permit process offers little to no assurances to a developer that their project will be approved. This is the case even if a developer brings a project that has been designed appropriately.

Site Plan Review establishes performance criteria for developments, ensuring the project fits a community. It is often a more approachable process compared to Special Permits. Mendon should review its processes to identify where a Site Plan Review process and criteria could be used. This can make Mendon a more attractive place for small businesses. The attraction of more businesses and amenities will help accomplish the goal of growing and diversifying the tax base.

Continue to Improve Online Permitting and Consistency between Permitting Applications

Mendon is in the process of launching its new online “Viewpoint” permitting system. Due to the pandemic, the customer portal system was rolled out early. Currently, Building Department permits are 90% live in the Viewpoint system. Historic and Historic District permits are fully available, and Burn permits from the Fire Department are available. Inspections can also be requested through the online Viewpoint system. The Board of Health permitting system is currently in design phase and is expected to be available soon. Additionally, the Town is now taking online payments.

Mendon should continue to build off the momentum gained by launching its online permitting system and continue to find ways to improve it, such as listing answers to frequently asked questions. Additional next steps should include expanding the availability of online permitting and getting all departments’ permits online. The online permitting system is a positive step towards making the permitting process easier. Improvements to the system will only continue to make the process more efficient and approachable for businesses and residents.

Combined Permitting

Zoning Combined Permitting is a strategy that allows the combination of several special permit or site plan approval applications into one application with one public hearing required. Developers can apply for multiple permits through a single application and public hearing process. It has been shown to significantly reduce permitting times, reduce costs for developers, and reduce the demand on review committees. These potential benefits can also help make Mendon a more attractive place to do business. Mendon can research combined permitting best practices, examine combined permitting models from other communities, and evaluate options for implementing this measure.

Roundtable Review

Roundtable review meetings enable potential business owners and developers to communicate with community development officials and other departments that may review a project, such as Highway, Fire, and Police. This communication occurs from the beginning stages of a project through to its implementation. For these reasons, roundtable review meetings are often appreciated by economic development officials and developers alike. Mendon should consider holding standing roundtable review meetings to increase communication between the Town and developers. Such meetings would also help Mendon and developers to identify ways to mitigate challenges and issues earlier in the process.

Permitting Guidebook

A well-designed permitting guidebook benefits both business owners and Town officials. A guidebook helps business owners understand and navigate the permitting process while reducing the amount of time Town staff spends on answering simple permitting questions. Mendon should create a permitting guidebook to make the process more efficient for businesses and staff.

Encourage Desirable Economic Development and Growth Patterns

Incorporate Smart Growth Design Principles into Commercial Areas

The Environmental Protection Agency defines Smart Growth Design Principles as, “...a range of development and conservation strategies that help protect our health and natural environment and make our communities more attractive, economically stronger, and more socially diverse.” Smart Growth Design Principles are an important planning framework that seeks to concentrate development in compact areas, thereby limiting sprawl and protecting vital natural resources. The principles that are relevant to this chapter include: encouraging compact building design; creating walkable neighborhoods; placemaking to foster distinctive, attractive communities; and preserving open and natural spaces, agricultural land, and critical environmental areas. Potential opportunities for Mendon to incorporate Smart Growth principles into its existing and planned development are:

- **Pedestrian-centered design:** As seen in the Master Plan Community Survey results, Mendon residents expressed support and their desire for improved pedestrian connectivity throughout Town, including access to commercial areas. The commercial development patterns we see today reflect the automobile-centered design that has dominated since the mid-twentieth century. Many communities have reevaluated vehicle-centered design and are focused on establishing pedestrian-oriented villages. These contemporary design trends seek to make village centers more walkable and prioritize infrastructure needed to support foot traffic over personal vehicle parking needs. Mendon should evaluate existing policies that impact pedestrian access to businesses, such as reviewing frontage setbacks for business properties. Additional details on strategies for improving pedestrian connectivity can be found throughout the “Placemaking and Connectivity Subsection,” as well as in the Transportation Chapter. The critical point relevant to economic development is that more walkable and connected commercial areas can encourage pedestrian activity, enhance consumers’ experience, and potentially help increase business patronage.
- **Low-Impact Development:** Low Impact Development (LID) and Green Infrastructure (GI) refer to development practices and systems that manage water in a way that reduces its impact on developed areas and promotes water’s natural movement in a watershed and broader ecosystem. LID and GI practices and systems use or mimic natural processes to protect water quality and effectively manage stormwater as a resource rather than a waste product. LID and GI systems also aim to preserve, restore, and create green spaces and natural landscape features using stormwater management techniques, vegetation, and soils. When developing or redeveloping a commercial area, Mendon should employ LID and GI practices when possible.
- **Mixed-use development:** Mixed-use development is a planning strategy that seeks to contribute positively to the economy, the environment, and the community in general. The understanding of mixed-used development should not be limited to ground-level commercial space with residential

units on the upper floors. Mixed-use development is properly characterized by supporting development that "mixes" two or more uses that could be commercial and residential but could also include industrial, cultural, or institutional uses. Mixed-use development also emphasizes improved walkability that enables strong pedestrian connectivity. Mixed-use development will be discussed in various other chapters of this Master Plan, such as the Land Use and Housing & Population Chapter. Relevant to this Economic Development chapter, mixed-use development can improve integration and connectivity between commercial and pedestrian areas. This can help support a positive feedback loop of sorts: businesses have improved access to consumers, while residents have better access to the services and goods they are seeking. Mendon should review mixed-use development models from communities of similar scale and context. Mendon should also evaluate the feasibility of employing mixed-use development principles when considering any new future development.

- **Host Agreements:** When considering future development, particularly from any potential larger industrial developments, Mendon should evaluate host agreements with the developer. Host agreements and windfall tax revenue from developments can help fund smart growth improvements such as improved pedestrian infrastructure, purchasing of land for preservation or conservation, and other improvements that have been discussed.
- **Transfer of Development Rights:** Transfer of Development Rights is a zoning mechanism that redirects development not desirable on a certain piece of land to a different area more suitable for development. Furthermore, the landowners from the initial location of development are compensated for the redirected development land rights. Thus, this process can help communities conserve or protect land and direct development to desired locations.

Support Existing Businesses

Mendon residents made it clear in the Master Plan Community Survey that they want to support Mendon's existing businesses, particularly its small businesses. Mendon can take several actions to support existing businesses, one of which is improved communication with those businesses. By establishing new communication and outreach to businesses, Mendon can better understand the needs of businesses and how to best support them. Some examples of this action are inviting businesses to Board of Selectmen or Economic Development Committee meetings to highlight their businesses and engage with officials. Mendon can also help facilitate communication between businesses. Improved business-to-business communication can help businesses collaborate and promote each other. This is an overlooked but effective way of supporting small businesses.

Mendon can work with businesses to create a local shopping and dining guide to increase exposure to the community and encourage visitation. This is critically important concerning some of Mendon's attractions, such as Southwick's Zoo. Southwick's Zoo is the largest in Massachusetts and attracts over 200,000 visitors annually. This is a significant opportunity to promote Mendon's other businesses and activities to those visiting the zoo. The same can apply to other unique Mendon destinations, such as the Mendon Twin Drive-In – just one of four drive-in movie theatres in the Commonwealth. Finally, Town officials can ensure that businesses are aware of the many resources available at regional organizations like the Blackstone Valley Chamber of Commerce and facilitate communication with such organizations.

Home Occupations

Support Home-based Business Owners

In recent years, the number of people engaged in home occupations has been increasing. Technology has enabled more people to work or run a business from home. This trend has improved access to the formal economy for many groups such as those with health issues, those lacking reliable transportation access, or stay-at-home parents. The COVID-19 pandemic accelerated this trend, and as home occupations continue to increase, Mendon needs to consider how to responsibly accommodate home-based businesses and remote workers. Mendon should make a concentrated effort to support new and existing home-based occupations and explore ways to strengthen its relationships with them. Some specific actions that Mendon can take to support home-based businesses are:

- **Engage with home-based business owners in public-private activities.** This could include activities such as organizing public-private dialogues and networking events for home-based business owners. Mendon could also ensure that home-based businesses are included in similar events that occur for conventional “brick and mortar” businesses. Such events often exist for more conventional businesses, but too often exclude home-based businesses.
- **Create an inventory of home-based businesses.** Creating such an inventory would help improve connectivity between home-based businesses, with Mendon’s business network at large, and residents’ awareness of home-based businesses. It could also help create business-to-business purchasing opportunities.
- **Promote vacant commercial spaces to home-based businesses that may be in search of additional workspace.** Home occupations can often develop into larger, more mature businesses. When home occupations become more successful and scale up, they often need additional space. When efforts are made to fill vacant commercial and industrial space in Town, home-based businesses should be a target of efforts, or at least thoroughly considered.

Ensure Zoning Supports Home Occupations

Mendon’s zoning by-laws currently support a limited number of home occupations in residential districts without a special permit. Those home occupations are the profession of medicine, dentistry, law, architecture, accounting, and engineering; real estate and insurance offices; metals and woodworking; art & photo shop, domestic work, such as dressmaking, music education, dramatics, art & crafts; and academic pursuits. Home occupations outside of those listed in the zoning by-laws must be granted a Special Permit by the Planning Board if they are to be allowed to operate.

Mendon should avoid differentiating between permitted versus nonpermitted types of home occupations. Technology and innovation have continued to change the nature of work, particularly for home-based occupations. By strictly classifying businesses as permitted or non-permitted, there may be a high number of requests for special permits, enforcement difficulties, or the need to make constant revisions as to what is considered permitted versus non-permitted.

Additionally, Mendon should ensure that all performance standards are tied to measurable health, safety, and welfare impacts. Establishing performance standards can make it easier to enforce home-based

occupation zoning by-laws, while also avoiding creating by-laws that are so strict that they cause home-based occupations to operate underground or close.

Attracting New Commercial and Industrial Businesses

During the Master Plan visioning process and throughout the community engagement process, one of the identified goals was to grow and diversify the tax base. A strategy developed to help achieve that goal was attracting new commercial and industrial development to stabilize the tax burden from residential sources. Mendon lacks a municipal water and sewer system, a challenge to expanding the commercial and industrial tax base. This will be discussed in the subsection “Water and Sewer Infrastructure” below.

Beyond water and sewer infrastructure there are a few possible issues that Mendon could consider when trying to expand the commercial and industrial tax base. If there is a property that Mendon feels is suitable for commercial, industrial, or mixed-use development, it should develop a marketing plan and promote the parcel. The Mixed-use Development RFI issued in February 2021 for the property at 3 North Avenue is an example. The lack of municipal water and sewer is a difficulty for potential visitors, so Mendon must take steps to market sites like this one and promote its benefits, including location and small-town character.

Mendon can consider utilizing tax incentives to incentivize commercial and light industrial development. There was mixed support for this strategy in the Master Plan Survey, but it is still one that should at least be considered as an option if an opportunity arose. Mendon should also undertake a comprehensive zoning review. There should be a review of the zoning bylaws to evaluate if any are restrictive and ensure that non-residential uses are clearly defined.

Placemaking and Connectivity Along the Route 16

Corridor

Connectivity

Route 16 is a state-owned MassDOT road that acts as a regional east-west route thoroughfare through Town. It connects Mendon to Route 146 to the west and Interstate 495 to the east. Most important to this chapter is that the Route 16 Corridor in Mendon serves as the primary commercial center in Town. The entire length of Route 16 in Mendon is zoned as “General Business.” As previously described, Route 16 PDA (PDA), Route 16 (STIC), Route 16/Washington Street (STISL), and Route 16/Main Street/North Avenue (STISL) were all identified as priority areas in the Blackstone Valley Prioritization project. Identifying these priority areas further demonstrates Route 16’s significance as Mendon’s primary commercial corridor and its importance as a primary transportation artery. However, as noted in Mendon’s RRP plan, “The area lacks a sense of walkability and pedestrian accessibility and does not currently have a distinctive, unique feel as the historical center of Mendon...” This statement embodies the sentiments expressed in the Master Plan Community Survey about the Route 16 Corridor lacking connectivity and a distinct sense of place.

Sidewalks do exist for much of the Route 16 Corridor, but as seen in the Master Plan Community Survey many Mendon residents said they felt unsafe walking along Route 16 due to insufficient sidewalks, a lack of safe road crossings, and the high speeds of traffic. The same was said about the arterial streets to Route

16. Pedestrian and bicycle activity have a proven impact on economic development. Improved pedestrian and bicycle infrastructure encourages residents to get out and explore their community and helps define an area as a destination.

Mendon should prioritize infrastructure improvements that are needed to support enhanced connectivity, which includes adequate sidewalks, bicycle lanes and racks, and shared-use paths. It is critical to include such improvements in any Route 16 transportation improvement construction. Any improvements made to sidewalks and connectivity should also consult Mendon of Mendon Design Guidelines Handbook. The handbook provides practices it wishes to both encourage and discourage on several general topics, including sidewalks, pathways, driveways, and parking. Funding sources for such improvements are MassDOT's Complete Streets Funding Program and Community One Stop Grants from the Massachusetts Executive Office of Housing and Economic Development (EOHED). More detailed and specific strategies for improved connectivity and safety will be discussed in the Transportation Chapter of this Master Plan.

It should be noted that Route 16 in Mendon is under design review for improvements by MassDOT. Construction is expected to start in late 2023 or early 2024. Although extensive details of these improvements are not currently available, the project will be elaborated on further in the Transportation Chapter of this Master Plan. Relevant to the Economic Development Chapter is this project's potential to lead to some of the recommended improvements described in this chapter. Such improvements like improving walkability and connectivity or giving the Route 16 Corridor a unique feel as Mendon's commercial center, will provide economic development benefits to Mendon. As the Route 16 improvement project continues progressing it will be critical for Town officials and economic development stakeholders to keep informed of the process and evaluate the potential economic development benefits it can create.

Wayfinding and Signage

As previously mentioned, Route 16 acts as the major east-west thoroughfare and connects Mendon to Route 146 and I-495. Therefore, many regional commuters travel through Mendon along the Route 16 Corridor. Many businesses, historical landmarks, recreational amenities, and other attractions are located on this corridor or elsewhere near it in Town. However, the lack of wayfinding signage along the corridor means that many of the drivers who travel along Route 16 may not be aware of these attractions.

Improved wayfinding signage would help attract visitors to Mendon's businesses and distinguish the Route 16 Corridor as the primary commercial district. It would also highlight the many other various amenities that exist in Mendon. A specific vision would need to be determined for the development of wayfinding signage. Ideally, the wayfinding signage would have some type of unified aesthetic or design, which would help further create a distinct brand for Mendon's Route 16 Corridor and the community at large. Additionally, any wayfinding and signage improvements should consult the previously mentioned Town of Mendon Design Guidelines Handbook. The handbook provides guidelines for style and materials and other relevant topics.

Façade Improvement Program

During the Local Rapid Recovery Program (RRP) planning process, façade improvements for businesses were identified as a strategy to improve the cohesiveness of the Route 16 Corridor. Due to Route 16

serving as a thoroughfare for so many commuters, more cohesive and attractive storefronts could help draw in more customers to Mendon's businesses. In collaboration with CMRPC staff, Mendon and Upton established the Mendon-Upton Façade Improvements Program to provide financial assistance to property owners and/or retail tenants seeking to renovate or improve the commercial building façade, enhance exterior signage, prevent building deterioration, and remove other architectural hindrances. In the Pilot round of the program, Mendon and Upton will offer forgivable, matching façade and sign improvement loans to business owners on a 1:1 ratio. The towns aim to improve four total facades: two facades per town, or a combination of facades and exterior signage of equivalent value. The Massachusetts Office of Business Development (MOBD) Regional Economic Development Organization (REDO) Grant Program funding will match funds provided by property owners who receive funding in the Pilot round of the program.

At the time of this writing, the program has been launched and is accepting applications. The program will benefit the selected Mendon businesses, as well as further enhance the aesthetic appeal of Mendon more generally. Feedback from businesses, the community, and Town officials about the program can also serve as a crucial gauge of the program's impact and how to improve such a program in the future. If successful, Mendon can consider seeking funding to support additional similar programs in the future. Future programs could again collaborate with other towns or be targeted only in Mendon. The program is a great example of several other strategies identified in this chapter, namely collaborating with other Towns and regional partners and actively seeking out funding for strategies identified in previous plans.

Landscaping and Lower-cost Aesthetic Improvements

There is a wide variety of landscaping and lower-cost aesthetic improvements that can help enhance and define the Route 16 Corridor as a distinct place in Mendon. Some examples of lower-cost aesthetic improvements are hanging banners and flower baskets, installing self-watering planters, replacing bare dirt patches with paving stones, or improving islands between parking spaces through general landscaping. DIY self-watering planters are particularly useful in many ways. They can serve as visually appealing, low-cost, and portable options for defining spaces and buffering unflattering views. Other improvements could include decorative trash receptacles, benches, the installation of brick instead of concrete sidewalks where possible, and the previously detailed wayfinding and signage improvements. Any landscaping or aesthetic improvements should be reviewed in the Design Guidelines Handbook. The handbook specifically guides landscaping, lighting, style, and materials. This is not an exhaustive list of strategies, and Mendon should consider various other options to help make the Route 16 Corridor more inviting to those traveling on it.

Ecotourism/Agricultural Businesses

Establish a Farmers' or Artisans' Market

As discussed throughout this chapter and the Master Plan, Mendon's small-town, rural, and agricultural character and its many beautiful open and natural spaces are deeply cherished by its residents and visitors. Mendon should support and expand ecotourism and other economic development efforts related to these assets. One such strategy could be establishing a farmers' market and/or artisans' market to attract visitors to Mendon. This strategy was mentioned several times in comments in the Master Plan Survey and during the RRP planning process. It would serve as a sales opportunity for local businesses and could even be

coordinated with other brick-and-mortar businesses from surrounding communities. A farmers' or artisans' market would be a popular way to benefit and support local businesses and agricultural enterprises, utilize public and open spaces, and attract residents and visitors alike in a manner that fits Mendon's character.

In Mendon, efforts to support this initiative could be undertaken through a collaboration between the EDC, the Agricultural Committee, the Cultural Council, and the Land Use Committee. Other Town departments, boards, and commissions could certainly support the effort, along with the business community, and Mendon's residents. Mendon could also work with the Blackstone Valley Chamber of Commerce on the logistics and coordination needed to effectively create and sustain such a market.

Natural Resources

Mendon has an abundance of beautiful open spaces, protected land, and gorgeous vistas. Many of these can be seen just by driving on any number of Mendon's roads. However, there are several areas of beautiful natural resources worth mentioning concerning economic development. Lake Nipmuc is an 85-acre lake that is an important part of Mendon's history. Although it does not proportionally attract as many outside visitors as it once did in the mid-late 1800s, it remains a popular recreational destination for visitors and especially for Mendon's residents. Mendon's Town Beach is located on the lake's shores and includes an area to launch small boats, canoes, and kayaks. Across the street from the Town Beach is Memorial Park, with baseball fields, tennis courts, and basketball courts. Much of the rest of the lake is a private shoreline, with several residences located around it. However, there are also several businesses located on the lake as well, namely a restaurant and the only single-event venue in the region for weddings, formal affairs, and other events. These businesses, with their views and proximity to the beautiful lake, attract many visitors to Mendon, as well. It is important to continue recognizing Lake Nipmuc as an attraction and recreational destination in Mendon that contributes positively to Mendon's economic and community development efforts.

Mendon Town Forest consists of 117 acres of conservation property and seven miles of trails. The high-quality trails have made the Town Forest a regional mountain biking destination. This was mentioned several times in comments in the Master Plan survey, with several respondents indicating they felt that it was an economic development opportunity to have some businesses in Mendon that are typically popular among mountain bikers and other outdoor sports enthusiasts. Some of the possible business ideas mentioned were breweries and additional eateries. Many other areas of conserved land and natural beauty bring people to Mendon that could contribute to an ecotourism economic development strategy, such as Cormier Woods, Inman Hill Wildlife Conservation Area, Quisset Wildlife Management Area, and several others.

Mendon has several active agricultural enterprises, which could contribute significantly to ecotourism economic development efforts centered around Mendon's rural and agricultural character. As previously mentioned, there are several dairy farms, an animal sanctuary, general-purpose farming and home goods operations, and a farm and winery business. Through the EDC and the Agricultural Commission, Mendon should communicate with these enterprises to coordinate their efforts and integrate them into any ecotourism strategies that are developed, such as a farmers' or artisans' market.

Water and Sewer

As stated in the Existing Conditions section, Mendon does not have any public water or sewer systems. This issue will also be discussed in several chapters of this Master Plan. What makes it relevant to this chapter is the challenges that the lack of municipal water and sewer poses to economic development. These challenges make it more difficult to accomplish strategies such as attracting new commercial and industrial development to help grow and diversify Mendon's tax base. Developers can face prohibitive costs to construct their well and septic systems or build their connections to the water and sewer systems. The lack of water and sewer systems particularly poses difficulties for restaurants, multi-family residences, and mixed-use developments.

Mendon should conduct a feasibility study for expanding Mendon's municipal water and sewer systems. Such a feasibility study would evaluate the potential options of establishing a new drinking water source in Mendon or expanding the existing systems with connections to adjacent towns. Hopedale, which provides Mendon with hookups to its water system, has indicated that it is unable to provide additional water beyond the status quo. Although some other adjacent communities have expressed interest in providing water to Mendon, the feasibility of such an option has not been clarified. Relating to Mendon's sewer system, adjacent communities have expressed varying levels of interest in establishing a partnership with Mendon. Again, the feasibility of potential options has not been evaluated. To establish a clear and robust understanding of the options for expanding Mendon's water and sewer infrastructure systems, a thorough feasibility study should be conducted.

In the Spring of 2022, Mendon began the process of undertaking a water and expansion feasibility study. The first phase has been funded through American Rescue Plan Act (ARPA) funds and includes: data collection and analysis; a review of existing conditions; an evaluation of water expansion alternatives; an implementation plan for a recommended alternative; and a technical memorandum to summarize the study's findings. The current target date for completion of the first phase of the study is December 2022. In the spring of 2022, Mendon applied for funding through EOHED's Community One Stop Grant to fund a second phase of this study. If Community One Stop funding is awarded, the second phase will be used to advance the recommendation made in the ARPA-funded first phase of the study. The commencement of this feasibility study is a critical step for Mendon to get the information needed to begin acting on potential options, exploring funding opportunities, and evaluating which option is best for Mendon's economic and community development moving forward.

Summary of Goals and Strategies

The Master Plan recommends the following action items based on the goals and objectives crafted with careful consideration of the public outreach results, analysis of current conditions, and progress achieved on prior plans. The action items accompanying the objectives will also be reflected in the Implementation Matrix.

Goal 1: Take a proactive and responsive approach to economic development that supports existing businesses and encourages new ones.

- **Objective: Increase capacity to undertake and support economic development initiatives.**
 - Hire a full-time Town Planner with dedicated economic development duties.
 - Collaborate with regional entities and other local towns to leverage economies of scale and tap into external resources.
 - Foster the development of a local business or merchants association. Alternatively, appoint business owners to a Business Roundtable that meets regularly and includes municipal leadership.
 - Undertake a strategic planning process as an Economic Development Commission.
 - Create a business outreach strategy that formalizes outreach pipelines between the EDC and businesses (e.g., a regular EDC event that invites business owners to participate, regular communications such as a newsletter, or guest speakers from businesses at EDC meetings).
- **Objective: Improve the ease of doing business in Mendon.**
 - Create a Permitting Guidebook to help clarify the permitting process with developers and prospective business owners.
 - Implement a standing Round Table Review/ Pre-Development Conference, providing potential developers and business owners informal opportunities to meet with all permitting staff at any point in the development process.
 - Enhance collaboration between the Planning Board and EDC by developing an action plan for a joint strategic planning workshop, joint deliverables, and a structured approach to future collaboration and interaction.
 - Explore opportunities to combine permitting to expedite workflow, reduce the time needed to process and consider applications, reduce the number of required hearings, and decrease the impact in materials and cost to the developer and the Town of making and considering multiple applications.
 - Review Special Permit Granting Authorities for potential friction points and roadblocks.
 - Designate a single point of contact to shepherd developers and prospective business owners through the permitting process.
- **Objective: Zone to encourage desirable development types and patterns.**
 - Conduct a comprehensive zoning diagnostic to ensure zoning is consistent with the goals of the Master Plan and other strategic plans.
 - Review Site Plan Review Criteria to ensure it is sufficiently robust to protect Mendon from undesirable development. Identify uses for which Special Permit can be replaced with Site Plan Review.
 - Identify areas suitable for mixed-use development and create a district in which this is allowed.
 - Review front setbacks for business properties (existing requirements will not facilitate a vibrant, walkable town center or commercial area).
 - Add new definitions and uses consistent with the survey results.

- Revise zoning to allow the Planning Board to issue waivers on Site Plan Review criteria.

Goal 2: Ensure business development is consistent with Mendon's small-town and rural character.

- **Objective 1: Support home-based occupations.**
 - Ensure that zoning enables home-based occupations of appropriate type and scale.
 - Ensure that zoning is supportive of work-from-home and home offices.
 - Create an inventory of home-based businesses to help establish connectivity and network.
 - Promote vacant commercial spaces to home-based occupations in case they are looking for new space.
- **Objective 2: Promote existing Mendon businesses.**
 - Create awareness among municipal staff and other Town leaders about the economic goals established in the Master Plan to ensure a common vision and coordinated approach.
 - Leverage new and existing communication and outreach methods to promote local businesses (e.g., at the beginning of each BOS and/or EDC meeting, provide three to five minutes for a business owner to highlight their business).
 - Create a local shopping and dining guide to stimulate visitation to target areas and increase economic activity for local businesses.
 - Establish programs that incentive visitors to patronize multiple businesses on a trip (e.g., a business passport with associated raffle drawings, gift cards to local businesses as giveaways, or creating a rewards program for shoppers).
- **Objective 3: Define Route 16 and the surrounding area as a distinct and unified location.**
 - Establish a comprehensive vision for Town Center through a Town Center Master Plan.
 - Develop and install new wayfinding signage that highlights the Route 16 Corridor's businesses, landmarks, parking, and other features.
 - Undertake placemaking upgrades in Town Center (benches, sidewalks, bike paths, signage, planters, lighting, etc.).
 - Allow and encourage the use of road shoulders, excess parking, and sidewalks in Town Center for outdoor dining, retail, and gathering spaces.
 - Encourage more events and public programs in Town Center through pop-up retail ordinances, event permitting, etc.
 - Conduct a traffic/parking study for Town Center.
 - Establish a Farmer's Market or Artisan's Market to attract visitors to the Route 16 Corridor.
 - Create and fund a façade improvement program for the Route 16 Corridor.
 - Add outdoor public Wi-Fi access to the Town Center district to encourage visitors to spend more time lingering and supplement cell service.
 - Create a Vacancy Registry process to facilitate constructive dialogue between commercial property owners with vacant properties and town staff.

Goal 3: Grow and diversify the tax base to promote a fiscally sound future.

- **Objective 1: Attract and retain small, consumer-oriented, and local businesses for Mendon residents and visitors to enjoy.**
 - Encourage outdoor dining by supporting the necessary permitting and working with businesses to create outdoor dining.
 - Create a Business Attraction Brochure or marketing materials geared toward either developers or retail/restaurant businesses. This could help recruit additional businesses to the Route 16 Corridor.
 - Host programs and events to attract visitors.
- **Objective 2: Attract new commercial and industrial development to help stabilize the residential tax burden.**
 - Develop a Marketing Plan for the Mixed-Use Development RFP to identify additional means to market the RFP to developers. Include additional market analysis for senior housing and retail that would attract developers.
 - Utilize tax incentives to incentive commercial and light industrial business development.
 - Review zoning bylaws to ensure that desirable non-residential uses are clearly defined and not unnecessarily restrictive.

Goal 4: Ensure Mendon’s infrastructure does not impede and can support desirable economic development.

- **Objective 1: Identify opportunities and options for providing public water and sewer.**
 - Conduct a water and/or sewer study to identify the costs of connections to other communities or the establishment of new sources.
- **Objective 2: Improve Mendon’s streetscape and sidewalks to allow and promote more pedestrian and bicycle access to businesses.**
 - Update the Complete Streets Prioritization Plan regularly.
 - Connect neighborhoods with Mendon Town Center and other business districts.
 - Create bicycle infrastructure (bike lanes on key streets and bike racks in strategic locations) to encourage cycling.
 - Build additional sidewalks and pedestrian infrastructure to complement the MassDOT Route 16 plan, focusing on important cross streets including North Avenue, Main Street, and Maple Street.
 - Identify strategies to manage the traffic and vehicle speeds through the community on Route 140, Route 16, Hartford Avenues East and West, and Providence Road.
 - Explore federal infrastructure funding to resolve traffic flow and road conditions.

Goal 5: Support and expand ecotourism initiatives that drive economic development centered on Mendon’s natural spaces and agricultural areas.

- **Objective 1: Develop a marketing initiative that brands Mendon as an ecotourism destination.**

- Develop an ecotourism image or brand for Mendon that effectively advertises the town as an ecotourism destination and highlights local natural assets.
- Create a “Local Makers Tour” that highlights local artists and food producers. This could build on the examples of Central Mass Grown and the “Browse the Brookfields” campaign.
- Improve wayfinding and signage to direct visitors to recreation destinations and Town Center.
- Create a user-friendly map of existing passive and active recreational opportunities in Mendon that is accessible online and on paper at key destinations (Town Hall, Blackstone River Valley National Heritage Corridor Visitor Center, all town trailheads, etc.).
- Promote unique, hands-on experiences and events such as harvesting or processing farm products or monitoring wildlife.
- **Objective 2: Support infrastructure development that facilitates tourism and preserves Mendon’s natural and historic assets.**
 - Establish lodging opportunities, such as Bed & Breakfasts, that are consistent with Mendon’s character and encourage visitors to extend their stay.
 - Review zoning bylaws to ensure that zoning supports the preservation of natural and agricultural land, using tools such as Agricultural Preservation Overlay Districts, Adaptive Reuse Bylaws, and Scenic Roads Bylaws.
 - Improve pedestrian and bicycle infrastructure.
- **Objective: Support conservation, preservation, and recreation in Mendon.**
 - Practice wildlife management to support traditional recreation such as hunting, fishing, trapping, and gathering.
 - Improve the connectivity of trail systems by fostering partnerships with public and private landowners.
 - Leverage Community Preservation Act funds to support the acquisition, preservation, and restoration of conservation and agricultural land.



Town Services & Facilities

Introduction

The effectiveness of town services and facilities is crucial to a town's function. They are the most visible representation of any local government. The quality, extent, and cost of physical facilities through which town services are provided are essential aspects of how a community operates. This section centers around the following goals for town services and facilities, established by the Master Plan Committee and informed through a robust community engagement process:

1. Deliver high-quality municipal services that meet the needs of Mendon's population.
2. Maintain the quality of municipal buildings, public school facilities, and other Town-owned facilities.
3. Maintain and enhance Town-owned infrastructure.
4. Ensure that the Mendon-Upton Regional School District provides high-quality education to the Town's students.

5. Enhance the resiliency and sustainability of Town services and facilities.

The following chapter details a Town Services and Facilities strategy built upon these goals. It assesses facility and service conditions and provides a path for improvements. To provide a context for these strategies, this chapter will review the history of Mendon's public facilities and prior planning efforts, summarize existing conditions, and describe issues and opportunities.

History and Prior Planning Efforts

Public Facilities History

The Town of Mendon began as an agricultural hill town. The first public meetinghouse was erected in 1668 on the site of Founder's Park, measuring twenty-two by twenty-two feet, and served as the town's place of worship and the seat of government. Three more meeting houses were built over the years and the fifth meeting house, better known as Town Hall or Harrison Hall, was built in 1840 as a schoolhouse and public event space before being fully converted to offices in 1903. The Record Room building located at 13 Main Street was also used for Town business starting in 1889 until the 1960s.

The first fire apparatus was stored in a shed at 15 Hastings Street, behind the house of the first fire chief. The Fire Department was later located in the former Blacksmith's Shop on the Town Hall Campus. In 1948, a proper fire station was constructed and housed the department until 2007 when they moved to the current location at 8 Morrison Drive.

The Police Department was first located in the Town Hall Building. In the 1990s, the Town renovated the former highway garage on the Town Hall Campus into a Police Station. In 2020, the Town renovated the old Fire Station and constructed a new Police Station at 22 Main Street.

The Town's first Highway garage was on the rear of the Town Hall Campus at the now demolished Police Station. The current Highway Garage at 66 Providence Street was built in 1992.

The first school was erected in 1718. Mendon was first divided into 16 districts throughout the Town. In 1886, a high school opened in what is now Town Hall, and in 1930, Mendon built the Center School, now Clough School at 10 North Avenue. In the 1960s, the Town built a new school at 148 North Avenue, and in 1959, Mendon regionalized the schools with Upton.

The Taft Public Library was established in 1881 and was originally located in the small brick building at 3 Main Street. The library moved to the former Union Chapel beginning in 1919 and to its current location at 29 North Avenue in the former Saint Michaels church in 2016.

The Town's first park was Founder's Park which was acquired in 1906. The first athletic fields were at the Clough School at 10 North Avenue. The Town Beach was purchased in 1964. The Memorial Park facility was purchased in 1972 and fields were built in the 1980s. Veteran's Park was purchased

in 1997 and built over the next ten years. The Taft Woods property which abuts Memorial Park and Grover Field was acquired in 1988.

The Council on Aging building at 62 Providence Street was constructed in 1989. Before that, offices were in the Town Hall.

Prior Planning Efforts

Hydrogeologic Evaluation of the Test Well Drilling Program along the Mill River in Mendon, Massachusetts, 1986

The Layne Well & Pump Division of Hydro Group, Inc. retained Ground Water Associates, Inc., to analyze data collected from numerous wells drilled along the Mill River in Mendon for the Milford Water Company. The study concluded that unconsolidated geologic deposits along the Mill River and aquifer characteristics are highly variable in composition, depth, and lateral extent. After summarizing the scope of a water supply development, Ground Water Associates, Inc., recommended the costs associated with the required systems did not warrant development.

Water Resources Study, 2003

Prepared by Northeast Geoscience, Inc., the water resources study concluded that none of the surface water features in the Town are favorable for development as drinking water supplies should the Town propose an expansion of public water supply. The most favorable potential high-yield source of water supply is the Mill River Aquifer, which would require further test well drilling. Northeast Geoscience, Inc., recommended that continued use of private wells as a water supply source is a viable option for Mendon if current zoning remains in effect.

Open Space and Recreation Plan, 2013-20

The Mendon 2013-20 Open Space and Recreation Plan is designed to serve as a comprehensive guide to preserve 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 collected data. The following goals from the Open Space and Recreation Plan are relevant to this chapter:

1. To provide active recreation areas to meet the needs of Mendon's growing population.
2. To maintain recreational and passive recreation properties the Town owns.
3. To protect the Town's water resources (wetlands, ponds, aquifers, etc.).
4. To help guide business and residential development to shape Mendon's growth, avoiding haphazard development.
5. To provide cemetery space for future needs.
6. To assist in the acquisition of land for the Town of Mendon's needs.
7. To work toward the goal of ten percent affordable housing units for the Town of Mendon.

Municipal Vulnerability Preparedness Plan, 2019

The Town of Mendon participated in a Municipal Vulnerability Preparedness (MVP) Plan in 2019. This process, prepared by the Executive Office of Energy and Environmental Affairs, connects municipalities with an MVP-certified provider through a community-driven process to identify key climate-related hazards, vulnerabilities, and strengths, develop adaptation actions, and prioritize the next steps. Top recommendations to improve resilience are highlighted in the Summary of Findings:

1. Expanding emergency response
2. Implementing low-impact development and open-space residential development bylaws
3. Preventing flooding
4. Improving inter-departmental communication.
- 5.

Additional suggestions and findings from the 2019 MVP report are scattered throughout this chapter.

Existing Conditions

In the coming decades, Mendon town services and facilities must continue to evolve to meet the needs of the town’s growing population. Residents have a clear vision for how they would like the town to improve, as reflected in the community surveys undertaken as a part of this master plan.

The following section details existing conditions in Mendon town services and facilities. It presents a point-in-time snapshot of governance, staffing, services, facilities, utilities, and infrastructure as of 2022.

Summary of Community Input

In March of 2022, the Master Plan Steering Committee conducted a community-wide survey to gauge the community’s reception of the vision statement and goals developed by the Steering Committee and CMRPC.

Each of these findings helped inform the development of goals and objectives. The project team synthesized these results with input from other stakeholders to identify existing conditions, issues, and opportunities, and formulate strategies in service of the shared vision and common preferences/needs.

Table 1: “How often do you or your household use the following services and facilities?”

Services and Facilities	Frequently (Daily or weekly)	Occasionally (Once a month)	Very Rarely (Once every few months)	Never
Mendon Upton Regional School buildings and grounds	32%	7%	21%	40%
Parks and open spaces (trails, town forest, etc.)	24%	37%	29%	11%
Recreational facilities (playgrounds, athletics fields, and courts)	24%	26%	28%	22%
Town website	18%	43%	36%	4%
Library	16%	27%	33%	24%

Online services (bill pay, permitting, registrations, etc.)	15%	34%	39%	12%
Town Beach	8%	20%	35%	36%
Blackstone Valley Regional School buildings and grounds	7%	6%	25%	62%
Town events	6%	33%	46%	15%
Town Hall	6%	29%	55%	9%
Senior Center	4%	5%	18%	73%
Mendon Fire Department	3%	4%	34%	60%
Mendon Police Department	2%	4%	43%	51%
Recycling center	2%	20%	38%	40%

Unsurprisingly, the Regional School buildings and grounds are the most frequently used publicly owned facilities. The Recycling Center has growth opportunities, as only two percent of respondents frequently visit and forty percent of residents never visit. The town website is identified as a priority, as sixty-one percent of respondents visit the site frequently or occasionally.

Table 2: “How satisfied are you with Town services?”

Town Services	Very Satisfied	Satisfied	Not Satisfied	I do not use this service
Mendon Police Department	39%	40%	1%	20%
Mendon Fire Department	34%	41%	1%	24%
Library programming	26%	39%	3%	32%
Online services (bill pay, permitting, registrations, etc.)	18%	52%	12%	18%
Online/remote access to meetings	17%	47%	7%	29%
Town communication with residents	15%	58%	21%	7%
Town website	13%	66%	14%	7%
Parks & Recreation programming	11%	39%	11%	40%
Town Hall	7%	68%	15%	10%
Senior Center programming	6%	18%	3%	73%
Town events	6%	61%	17%	15%

According to Table 2, public safety services have the highest satisfaction rate among respondents. Survey respondents noted room for improvement among Town Hall services, Senior Center programming, and Town events.

Table 3: “How satisfied are you with the following facilities?”

Facilities	Very Satisfied	Satisfied	Not Satisfied	I do not use this facility
Library	29%	37%	3%	31%
Mendon Upton Regional Schools	14%	35%	14%	36%
Recreational facilities	5%	49%	18%	29%
Parks and open spaces	8%	58%	18%	16%
Senior Center	7%	16%	5%	72%
Town Beach	7%	39%	19%	36%
Town Hall	6%	68%	14%	11%

Table 3 highlights the satisfaction of publicly owned facilities. Sixty-six percent of respondents indicated “very satisfied” or “satisfied” with the Public Library facility. Only twenty-three percent of respondents indicated satisfaction with the Senior Center facility.

Figure 1: “Rate your familiarity with the following boards, committees, and municipal organizations purposes and functions”

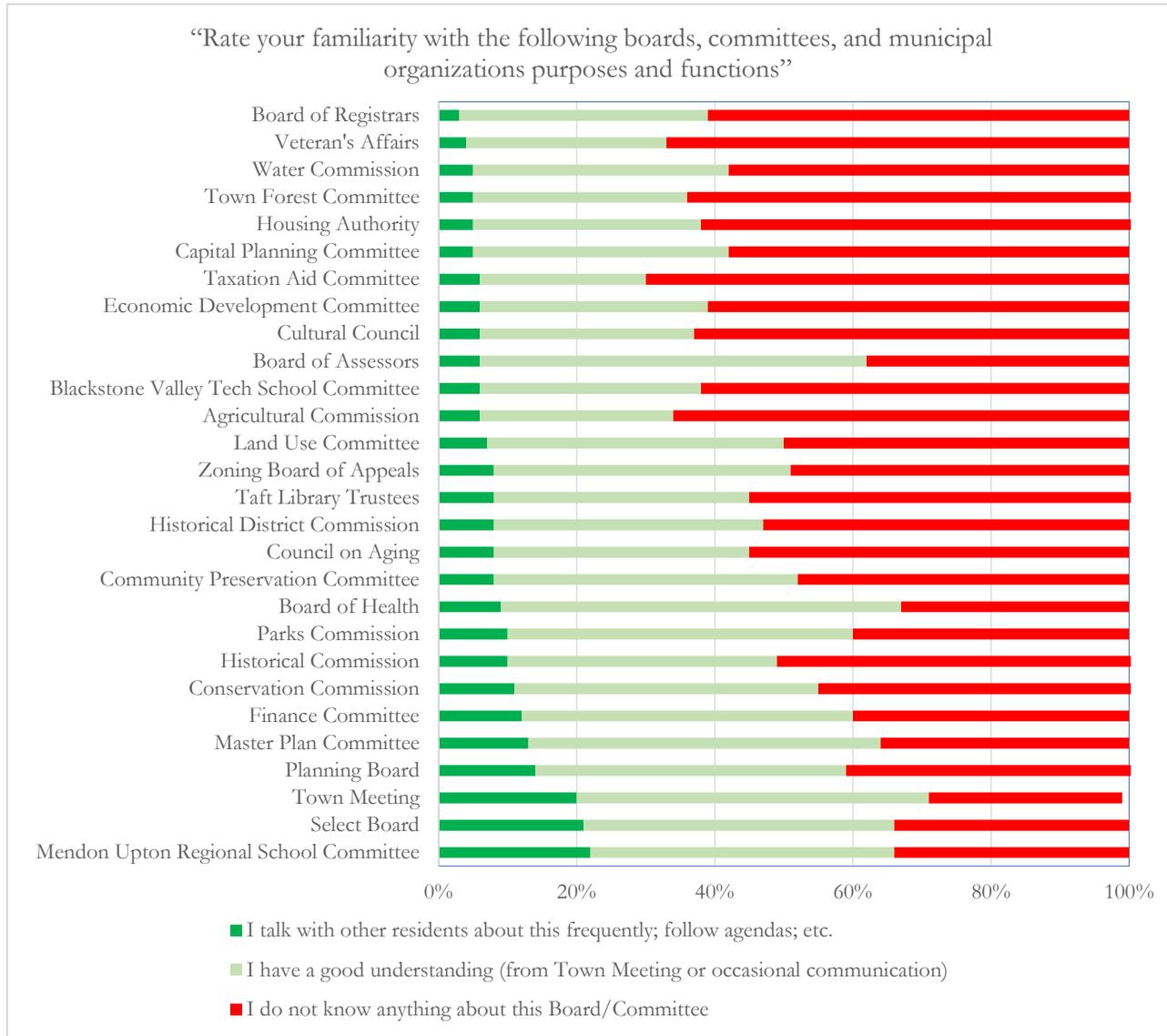


Figure 1 depicts the civic engagement of survey respondents through familiarity with boards, committees, and municipal functions. This data can be used to inform which boards and committees should reimagine their communication with the Town to best inform residents of current events.

Governance and Administration

The Mendon Select Board comprises five Board Members elected to a three-year term. Before 2022, the Select Board had three members. The Select Board serves as the Chief Executive Board of the Town, and as such, oversees all matters affecting the interest and welfare of the community. The Board exercises the authority vested in the Town not specifically assigned by law to any other board or office. The Town of Mendon has an Open Town Meeting form of government.

The Board is responsible for coordinating the preparation of General Government budgets. The Board acts as licensing authority regarding alcoholic beverages, restaurants, and public conveyances, and administers the Select Board's appointment authority responsibilities. It also coordinates, publishes, and distributes the annual Town Report, and develops Warrants for Town Meetings.

The Board oversees Town Hall maintenance and staff and maintains buildings not under the jurisdiction of any other board. The Board addresses public safety issues. The Board also has the responsibility to assign house numbers; estimate, modify and maintain voting precincts; administer various leases involving Town property; administer grant applications when applicable, and perform Ombudsman functions for the Town.

The Town Meeting is responsible for appropriating money to run the town, transferring funds between accounts, passing bylaws, accepting new streets, and other responsibilities. In an Open Town Meeting government, every registered voter may attend the meeting and vote. Non-voters may attend with permission from the town meeting but may not vote. The Annual Town Meeting is held on the first Friday in May and the Town Election is held on the Tuesday eleven days later.

The Town Moderator is the presiding officer at the Annual Town Meeting and all Special Town Meetings. The Town Moderator regulates the proceedings, decides all questions of order, declares the outcome of all votes, and has other powers and duties as provided for by Massachusetts General Laws and the Town of Mendon by-laws. The Mendon Town Moderator is an elected position with a one-year term.

All meetings of town boards and committees are open to the public. Anyone, voter or not, resident or not, may attend. Meeting dates and times are posted on the website at least 48 hours before meetings through the Town Clerk's office.

Mendon residents vote at Miscoc Hill School at 148 North Avenue. Mendon's Annual Town Election is held on the Tuesday occurring eleven days after the first Friday in May. In addition, there may be other local, state, and federal elections held throughout the year.

Town Processes and Procedures

Towns across the Commonwealth have embraced the internet to help expedite and improve access to core government services. Bill payment, permitting, assessments, and other services are increasingly funneled through town websites and their processing platforms. The town website is a hub for information related to municipal government and town information. The town website provides community news, information, and records related to public meetings, plans, and project information, assessing data, and other services and information. The town website serves as the official posting location for all town meetings under the state open meeting law.

Town Processes Opportunities

The online bill pay system should be regularly maintained to ensure effectiveness. The Town should consider an alternative provider for online bill payment free of service charges. The website should be regularly maintained to provide residents with up-to-date information on upcoming meetings, events,

and town opportunities. Mendon should use Facebook, email newsletters, and website message boards to communicate.

Boards, Committees, & Commissions

The following boards, committees, and commissions collectively manage the Town of Mendon and enhance living and working conditions within the Town.

Table 4: Boards, Committees, & Commissions

Board	Board Mission Statement
Agricultural Commission	<p>The Agricultural Commission’s mission is to:</p> <ul style="list-style-type: none"> Preserve, revitalize, and sustain Mendon agricultural economic enterprises. Serve as facilitators, mediators, and educators to the community. Strengthen the pursuit of agriculture by promoting agricultural-based economic opportunities. Encourage the protection of farmland.
Blackstone Valley Tech School Committee	<p>The Blackstone Valley Vocational Regional School District was formed in 1964 to provide an exciting and rewarding career education option for students in the towns of Bellingham, Blackstone, Douglas, Grafton, Hopedale, Mendon, Milford, Millbury, Millville, Northbridge, Sutton, Upton, and Uxbridge. The school offers 19 vocational-technical programs, a challenging academic curriculum, and post-secondary programs.</p>
Board of Assessors	<p>The Board of Assessors office is responsible for preparing the annual property tax rate, which includes identifying all taxable real and personal property, its ownership, full and fair cash value, and usage classification. This requires the maintenance of an extensive database on each property in the community, which must be reviewed annually for changes in property description, ownership, and condition. It also requires an annual analysis of market conditions to adjust values. The assessors must submit values for review to the Department of Revenue annually, with a full Department of Revenue certification being performed every five years.</p>
Board of Health	<p>The Board of Health is comprised of three members elected annually for a three-year term. The responsibilities of the Board of Health include:</p> <ul style="list-style-type: none"> Inspecting and permitting food establishments Conducting tobacco compliance checks Enforcement of Title V of the State Environmental Code including examining sites, witnessing perc. testing, issuing certificates of compliances, and reviewing and approving septic plans. Overseeing the Town's trash and recycling program Receiving and responding to complaints regarding housing, sanitary sewage disposal, hazardous materials/waste and solid waste, and air quality noises and nuisances Reviewing and enforcing Mendon's private well regulations Issuing various licenses and permits related to health and sanitation.
Board of Registrars	<p>The Registrars facilitate town elections and voter registrations.</p>
Capital Planning Committee	<p>The goal of the Capital Planning Program is to provide a means of planning for the maintenance and/or improvement of the capital assets and infrastructure of the Town of Mendon.</p>
Community Preservation Committee	<p>The Community Preservation Committee manages contributions and matches from the Community Preservation Act, which can be used to address four community concerns:</p>

	<p>Acquisition and preservation of open space for passive and active recreation</p> <p>Creation and support of affordable housing</p> <p>Acquisition and preservation of historic buildings and landscapes</p> <p>Active recreation projects.</p>
Conservation Commission	The Conservation Commission is responsible for administering the Wetlands Protection Act. Specific duties and responsibilities are found in M.G.L. Chapter 131 Section 40 Chapter 8C.
Council on Aging	The Mendon Senior Center facility and Council on Aging serve Mendon residents 60 years of age or older, people with disabilities, and care givers. The Council on Aging provides a wide range of services and programs.
Cultural Council	The Mendon Cultural Council is a municipally appointed committee whose purpose is to promote cultural activities and events within Mendon and surrounding communities for the enrichment of its residents. The primary focus of the Mendon Cultural Council is to provide state-funded grants to individuals and groups involved in the arts, humanities, and interpretive sciences.
Economic Development Committee	The Economic Development Committee acts to attract, retain, and grow business and jobs in Mendon, to improve the economic environment and quality of life for its residents, and meet the long term needs of the community.
Finance Committee	The primary responsibility of the Finance Committee is the recommendation of action on the annual Town budget and all other municipal questions to the Town Meeting.
Historic District Commission	The Historic District Commission was created to administrate the new Historic District, to help property owners and the Town of Mendon in the preservation and protection of the distinctive characteristics and architecture of buildings and places significant in the history of the Town of Mendon, to encourage and support new and innovative building designs and techniques compatible with the existing architecture, and the promotion of those purposes as set forth in Massachusetts General Laws Chapter 40C.
Historical Commission	The objective of the Mendon Historical Commission is to protect and preserve the Town's cultural character and assets, be they archaeological sites, historic buildings, open spaces, landscapes, or historic districts. The Town of Mendon adopted MGL Ch40 §8D on August 19th, 1974, establishing the Historical Commission.
Housing Authority	The Housing Authority manages thirty (30) units of elderly and disabled subsidized housing (Sunrise Apartments).
Land Use Committee	The purpose of the Land Use Committee is to protect and acquire sufficient land for the common interest and welfare of its citizens. This responsibility includes protection of environmentally sensitive land; preservation of historic sites; provision of land for future anticipated community needs such as schools and recreation; assurance of affordable housing availability; and preservation of selected parcels of open space. The fulfillment of these responsibilities requires the acquisition of land in a variety of forms, location, and degrees of ownership.
Master Plan Steering Committee	The Planning Board established the Master Plan Steering Committee to work with other Town staff, boards, commissions, consultants, regional agencies, and citizens of Mendon, to formulate and draft Mendon's First Master Plan. The MPSC will ensure that it involves citizens in shaping the vision, goals, and strategies in the Master Plan.
Mendon Upton Regional School Committee	The Mendon Upton Regional School District was established in 1958. The Regional School Committee consists of 6 members, 3 from each town elected annually to 3-year terms. The School Committee has oversight and responsibility for the school system, sets policy and hires the superintendent.

Mendon Upton Multi-Board Task Force	The Mendon Upton Multi-Board Task Force consists of members of the Upton and Mendon Finance Committees, Select Boards, and Regional School Committee, and was developed in 2011 to keep lines of communication open between the towns and the school district, especially during the budget process.
Parks Commission	The Mendon Parks Commission is composed of 3 members elected annually for a 3-year term. The Mendon Parks & Recreation Department and Mendon Parks Commissioners are dedicated to providing diverse recreational opportunities for all. In addition, the Commission is responsible for the oversight, maintenance, and improvement of Mendon's park lands. These parcels may include (but are not limited to) cemeteries, parks, monuments, and recreational fields. The Commission also works towards providing adequate recreational facilities to serve the community for both the present and future.
Planning Board	The Planning Board is a 5-member board with members elected annually for a 5-year term. The Planning Department conducts all statutory planning and permitting functions in a timely manner and with unbiased professionalism, community pride, a sense of place and understanding, and confidence about the future direction of the Town. It also advocates sustainable growth to improve the quality of human life and lessen the burdens on wildlife and natural resources.
Storm Water Task Force	The purpose of the Stormwater Management Task Force is to assist the Town in developing Mendon's Stormwater Management Plan and associated program elements in compliance with the USEPA NPDES Municipal Separate Storm Sewer System (MS4) program as promulgated under the provisions of the Clean Water Act. The Stormwater Management Task Force consists of members representing a cross section of town boards and departments involved with stormwater management, and watershed associations including the Blackstone River Coalition.
Taft Library Trustees	The Taft Public Library Trustees are an elected board with 5 elected members, each serving a 3-year term. In addition to the elected members there are representatives from the MURSD and the Select Board. The Trustees are responsible for the oversight, stewardship, and advocacy of the library and its patrons.
Taxation Aid Committee	The Taxation Aid Committee is charged with reviewing applications for Taxation Aid assistance, which is available for those who meet the following qualifications: Mendon resident for 5 years or more Reside and hold title to (or life estate) on the property for which aid will be granted. Household Income under \$40,000 for single applicants or \$50,000 for total household income. Aged 60 or over OR disabled as defined by the Veterans or Social Security Administrations
Town Clerk	The Mendon Town Clerk is an elected position. The office is committed to being a reliable provider of information and quality services for the community and its residents, and to work cooperatively and in conjunction with all departments, boards and committees while complying with state and local statutes. We are dedicated to the preservation of the Town's vital records and historical documents for the benefit of future generations. We believe the right to vote is a fundamental civil right and we will assure that all elections are conducted in a fair and open manner providing equal access to all citizens.
Town Forest Committee	The Town Forest Committee manages and cares for a portion of the public domain under the jurisdiction of the Mendon Conservation Committee that is known as the Mendon Town Forest. The committee shall be charged with the following: Work with the Department of Conservation and Recreation Consulting Forester to formulate and implement a Forest Management Plan Actively supervise any wood harvesting operation Maintain trails, provide maps, and post any Rules of Use

	Address safety issues Protect wildlife habitat. Apply for grants. Protect historical ruins and cultural areas. Encourage public use such as walking, horseback riding, skiing, snow shoeing and group outings through media promotions.
Water Commission	The Water Commission is a 3-member board elected annually to 3-year terms. The Water Commission oversees Mendon's small public water system and manages the four-town-owned public water supply wells.
Zoning Board of Appeals	The Board of Appeals is made up of a (3) member Board and (2) alternates. Meetings and Public Hearings are generally held on "As Needed" basis. The Board of Appeals reviews variance and special permit applications.

Municipal Facilities

Town Hall

The current Town Hall was built in 1840 and is in Fair condition. The building is Americans with Disabilities Act accessible and includes room for growth in municipal staffing. In 2016, the Building Department, Conservation Commission, and Board of Health were moved into the renovated basement of the former library building next door.

Town Hall Opportunities

To provide greater Town Hall efficiency, town office clerical staff should be cross-trained by town departments. Town offices should have one central point of contact, such as a window or a phone number. The Town should continue to explore outsourcing opportunities to save on overhead. The Town Hall should expand online options for services and use technology to increase transparency and accessibility. Additionally, the Town should streamline department hours of operation to ensure ease of access. The Town Hall had exterior painting work done in 2022. The facility requires additional maintenance, including forms of interior restoration.

Table 5: Town Hall Staff

Position	Employment Type
Town Administrator	Full Time
Executive Assistant to Town Administrator	Full Time
Town Clerk	Full Time, Elected
Finance Director	Full Time
Assistant Treasurer/Collector	Full Time
Human Resource Officer	Full Time
Principal Assessor	Full Time
Inspectional Services Coordinator	Full Time
Building Department Administrator	Full Time
Municipal Clerk	Part-Time
Finance Clerk	Part-Time

Library

The Taft Public Library has been servicing Mendon residents since 1881. The library experienced three locations in its history, starting in the small brick building at 3 Main St from 1881 to 1919 and moving to the former Union Chapel beginning in 1919. In 2016, the library was moved to its current

location at 29 North Avenue in the former Saint Michael's church following an extensive renovation. In 2022, the now 6,500-square-foot library facility was awarded the Excellence in Design Award by the Central Massachusetts Chapter of the American Institute of Architecture. The library staff provides story hours, adult and children's program performers, book clubs, summer reading events, lectures, workshops, craft sessions, and playgroups. Forty-four percent of residents have and use a library card. In 2020, the library loaned 26,604 items from Taft Public Library and provided 4,278 items to other libraries through interlibrary loans. Circulation of downloadable materials, such as e-books, e-audio, and e-video increased by twenty-eight percent from 2019 to 2020. 7,214 individuals participated in programs for children, young adults, and adults in 2020.

Library Opportunities

The library facility has insufficient storage space and no option to close off spaces from the browsing public for programs and performances. The Massachusetts Board of Library Commissioners facilitated a feasibility study and design concept in 2020 for an addition to the library in a current town-owned vacant rectory building south of the current facility. The design includes a community room that can be closed off from the general browsing public for the library and other community programs, a conference room, a kitchen space, and additional storage, including a Friends of the Library room downstairs for housing supplies and books for used book sales. The new rectory building would require heat and electricity. Expanding the library facility is the library's top priority.

Council on Aging

The mission of the Mendon Council on Aging is to assess the needs of Mendon's senior community and respond to those needs by developing, promoting, and encouraging new and existing programs and services that allow for enrichment, independence, quality of life, and fostering of healthy aging with grace and dignity.

The Council on Aging currently employs one full-time director, one full-time outreach coordinator, and two part-time administrative assistants. Two part-time employees act as van drivers and custodians. The Council on Aging staff is supported by 40-100 volunteers annually, totaling 2,000-3,100 hours per year.

The Council on Aging was built in 1989 as a free-standing wood frame structure, encompassing about 3,200 square feet. The building is ADA accessible with a chair lift gaining access to the second floor. The building was built to accommodate a fifty-person occupancy on the first floor and a twenty-five-person occupancy on the second floor.

The Council also uses a passenger van that carries thirteen passengers. Transportation is available four days a week for medical appointments, grocery shopping, and to the Senior Center for programming. The Council on Aging also provides services for Mendon residents of all ages, including federally funded fuel assistance, Supplemental Nutrition Assistance Program applications (SNAP), and a local food pantry. The food pantry relies upon the generosity of Mendon residents and community groups including the Mendon Boy Scouts, the Brothers of the Brush, the Charles River Band, and Southwick's Zoo.

The pantry saw a thirty percent increase in distribution in 2022 by completing 196 home deliveries and 463 food pantry disbursements. The Council offers advocacy and referrals for a wide variety of services through its outreach program. Programming is ongoing at the Senior Center, including health

and recreation opportunities. Additionally, the Council provides regular seminars to attract local Seniors to the center, which are advertised through the newsletter.

Council on Aging Opportunities

Before the pandemic, the Council's transportation program was at capacity. Assuming this trend will continue as regular programmed activities are increasing, the Council will require a higher capacity for the transportation program.

Based on current use trends and the projected increase in the Senior population, this building is no longer adequate. The Council currently partners with local churches for functions with over 100 people. The Council staff are unable to conduct private consultations with Seniors due to a lack of private offices.

Land was purchased by the Town in 2014 adjacent to the current center for a facility expansion project. Funding for an architectural and engineering study was approved in 2018. The proposed addition would add a 10,000 net square feet area. This facility would feature more parking, a larger kitchen, an expansion of the current food pantry, a new room with a capacity for 120 people, and four private offices.

This expansion project will allow for larger events to be hosted at the center and private offices for personal consultations for the Council's services, including tax preparation programs and health insurance consultations. Any expansion project should account for the Senior Center's role as the main Emergency Shelter in Town.

Public Schools

The Mendon-Upton Regional School District (MURSD) includes four schools, two of which are in Mendon. Miscoe Hill Middle School, located in Mendon, opened in 1958. Nipmuc High School, located in Upton, opened in 1997. Clough Elementary School, located in Mendon, opened in 1903 and was reconstructed in 2003. Memorial Elementary School, located in Upton, was reconstructed in 2004. The three newer schools are in good condition but require updates including roof replacement, carpets, HVAC mechanicals, energy management, and fields and grounds upgrades. Miscoe Hill Elementary requires more extensive repairs and will need to be replaced in the coming decades.

Enrollment in MURSD schools has been flat or slightly decreasing in recent years but is anticipated to increase over the next five to seven years. Miscoe Hill Middle School and Memorial Elementary School are approaching enrollment capacity. Clough Elementary School and Nipmuc High School are currently at eighty percent enrollment capacity. MURSD operates as a school choice district, which brings in around 125 "choice-in" students and ceases around fifty "choice-out" students. The MURSD district enrolled 2,084 students in Fiscal Year 2022, which was comprised of forty-four percent students from Mendon and fifty-six percent students from Upton.

All MURSD facilities are considered Americans with Disabilities Act accessible. District trucks are relatively new, and the district is receiving new outdoor mowers and snow blowers. The district has net metering contracts with two offsite ground solar systems, as well as solar carports at Miscoe Hill Middle School. Solar energy provides around ninety-five percent of the district's energy supply and saves the district \$100,000 per year. All lights in the school district are LEDs. The district routinely negotiates energy supply rates and oil costs.

Public School Opportunities

The Town should consider preliminary plans for a new middle school to replace Miscoe Hill. Other facilities require improvements such as roofs, carpets, flooring, and fields that have not been updated in 25 years. The Town should continue to support proposals from the MURSD for necessary investments.

Numerous survey respondents called for the expansion of athletic facilities on school grounds, including turf fields, well-lit fields, and an upgraded track.

Fire Department

The Mendon Fire Department operates as a “combination” department, which includes career and on-call personnel. Currently, the fire department employs seven full-time members, including a fire chief, five firefighter/paramedics, and one firefighter/EMT. Twelve additional members are on-call, including four firefighters, six firefighter/EMTs, and two firefighter/paramedics. The current fire headquarters was built in 2001 for the function of an excavation company and was renovated to be a fire station in 2007. The vestibule and office area are accessible, though there are currently no automatic doors. The department uses a vehicle garage that is sufficiently sized to fit the current vehicle fleet, which includes two pumpers, a rescue truck, a tanker truck, a brush unit, an ambulance, a command vehicle, and two support vehicles. Emergency calls are dispatched through Metacomet Emergency Communications Center in Norfolk.

Fire Department Opportunities

The Fire Department headquarters does not have a fire suppression system to support the fire alarm and detection system. Since the Fire Station was originally built for an excavation company, the department is experiencing facilities issues including constant water leaks, a lack of air separation or buffer area between the apparatus garage area and the office and residential area, and no decontamination and eye wash area, which is an Occupational Safety and Health Administration (OSHA) violation. The facility does not currently have a room for classroom training, and the EMS supply room is currently used to clean contaminated personal protective equipment (PPE).

The Fire Station is not in an easily accessible portion of town, increasing arrival times. Consideration should be given to moving the Fire Station back to the center of Mendon.

Emergency Management

The Mendon Office of Emergency Management (OEM) is led by the current Police Chief and a Deputy Director. Four Mendon volunteers serve on the Community Emergency Response Team (CERT).

The Mendon Senior Center is the primary emergency shelter, which can support up to thirty occupants with bedding, toiletries, food, water, and sleeping quarters. The Center has been used as a warming and cooling center during previous extreme temperature occurrences.

Miscoe Hill Middle School is the Town’s official Emergency Dispensing Site, certified by the Massachusetts Department of Public Health. A Dispensing Site is used for dispensing necessary medications, vaccinations, and water supplies in a public health emergency.

The Office of Emergency Management staff manages the Emergency Operations Center, located at the Mendon Police Station. The Emergency Operations Center is the designated location for information gathering, disaster analysis, and response coordination. During day-to-day operations, the Emergency Operations Center makes decisions concerning emergency actions and identifies and prioritizes the use of town resources needed for emergency responses accordingly. The Emergency Operations Center may issue emergency warnings or disseminate critical information and instructions to local government personnel and the public in the need of emergency protective actions.

Emergency Management Opportunities

The Office of Emergency Management requires additional staffing to support the work of the Community Emergency Response Team. The current Senior Center building requires a new generator, shower areas separated by gender, and an animal kennel area to house domestic animals. Miscoe Hill Middle School also requires an emergency generator for Emergency Dispensing.

Highway Department

The Highway Department maintains all roads in Town by sweeping all streets and sidewalks, maintaining street signs, mowing roadside brush, repairing drainage structures, painting stop lines and crosswalks, assisting the Fire Department in maintaining fire cisterns, sanding, and plowing, and picking up trash. The cleaning of catch basins, street line painting, road paving, and various truck repairs annually go out to bid for private contractors.

The Highway Department includes a full-time Highway Surveyor, a part-time Administrative Assistant, a full Shop Foreman & Chief Equipment Operator, a full-time Mechanic/Heavy Equipment Operator, and three Heavy Equipment Operators. During the winter season, three part-time plow & sander drivers are employed, supported by ten subcontractors.

The Highway Department facility was built in 1992, closely followed by the salt shed construction. The Highway Department facility is an adequate size and configuration for the highway department staff. The salt shed, located next to the Highway Department building, has a 900-ton capacity. The department's vehicle fleet is adequate for the current Highway Department capacity.

Highway Department Opportunities

The Highway Department building and the salt shed require new roofs in the next five years. A second salt shed will increase the capacity of the Highway Department and prepare for winter seasons in advance. A wash bay for trucks and equipment will be mandated soon through Stormwater Management regulations and should be a town priority. The Department will require a pay scale reassessment to retain current and future talent.

Parks and Recreation Department

Mendon established an elected Parks Commission in 1909. The Commission is responsible for overseeing, maintaining, and improving parks. These parcels may include cemeteries, parklands, monuments and other public facilities, and recreational fields. The Commission also works towards providing adequate recreational facilities to serve the community for the present and future. Since Mendon lacks a Department of Public Works, the Parks and Recreation department is responsible for landscape maintenance for islands, memorials, cemeteries, and town buildings. Parks facilities include provisions for soccer, baseball, softball, T-ball, basketball, tennis, and multi-use. The Parks and Recreation Department currently employs one thirty-hour employee. The remaining staffing is covered by seasonal summer employees. Seasonal summer positions include summer recreation program counselors, lifeguards, snack shack, and maintenance workers.

Table 6: Parks and Recreation Staff

Director of Parks & Recreation (full-time)
Recreation Director and Summer Recreation Program staff (all seasonal)
Lifeguards (seasonal, part-time)
Maintenance Crew (seasonal)
Snack Shack Staff (seasonal, part-time)

The Parks and Recreation Department manages the Town Beach, which opened in 1966. The Department also runs the Kids ‘N Us Summer Recreation program, which provides an essential service to the community in the form of childcare and general recreation opportunities. The Department additionally manages the scheduling of the town-owned athletic fields.

Table 7: Parks and Recreation Lands

Recreation Area	Location	Use
Memorial Park	29 Millville Road	Park, Playground, Baseball and Softball Fields, Basketball Court, Tennis Courts,
Veteran’s Park	25 Millville Road	Two baseball fields, a walking trail
Grover Field	8-10 Colonial Drive	Soccer Field
Clough Field	10 North Avenue	Multi-purpose field
Mendon Town Beach	45 Taft Avenue	Town Beach
Founder’s Park	1 Main Street	Town Common

Parks & Recreation Opportunities

The Parks Department needs a permanent garage designated for the Parks and Recreation maintenance truck and equipment. The Department is also seeking a second full-time employee to assist with maintenance needs.

The Memorial Park and Veterans Park facilities need general repair and capital improvements including additional parking, lighting, and irrigation. Grover Field needs a parking lot and a new storage shed.

Parks and Recreation should explore a new dog park, re-lining the pickleball courts, installing a second basketball consider additional sports fields, especially a multi-use field and football field. Paved trails should be considered for accessibility near Muddy Brook and the Council on Aging. The “Classroom” building, constructed in the 1960s that currently supports summer programming requires replacement.

Additional resources should be given to improve the Town Beach as a source of revenue for the Parks and Recreation Department. Survey respondents called for an expansion of the beach area, new picnic

tables, and improved landscaping. The Parks Department needs more staffing to support continued growth, especially for a full-time Maintenance Forman and an Assistant Director.

With additional staffing and a maintenance garage, the Parks Department will be equipped to expand services for residents year-round, successfully improving the quality of life in Mendon.

Utilities and Infrastructure

Water Supply

Most Mendon residential buildings and businesses use private wells for water supply. Mendon has a small public water supply serving 153 connections and forty fire hydrants, constructed in the 1940s. Public water customers include Bates Street, Cape Road, Edward Road, Hartford Avenue East, Joseph Road, Mill River Drive, Parker Road, Talbott Farm Drive, and Dudley Road. Additionally, the Town of Hopedale provides water service directly to a few properties on Milford Street, Harrington Street, and Eight Rod Road. All public water is purchased from neighboring towns. Historically, Mendon purchased water from Bellingham from 1947 to the 1970s, Milford from the 1970s to 2005, and Hopedale from 2005 to the present.

There are currently three water systems, all supplied through Hopedale and maintained by Mendon. Two water systems are billed through a master meter in Hopedale, which is then billed to customers. The Cape Road system includes 138 connections at maximum capacity. The Dudley Road system includes seventeen connections with no possibility of expansion. The Milford Street system includes twenty-five connections operated by Hopedale that cover a service gap due to the historical contamination of private wells in a specific area. There is no possibility of expansion or change outside the existing 154 connections unless a new supplier is discovered.

There are twenty-four private wells in Mendon regulated as public water supplies through the Department of Environmental Protection, including the Town Hall campus, Senior Center, Library, Memorial Park, and the Beach complex.

The Water Commission is a three-member elected board with a clerk who works five hours a week. The Commission contracts out a Certified Water Operator, which is currently WhiteWater Inc. The Commission relies on contractors for all repairs. There is currently no treatment facility, water vehicle, or water facility. The Water Commission clerk's office resides at Town Hall.

Water Supply Opportunities

As shown in Figures 2 and 3, most water users in Mendon rely on private water sources. Of the fifteen percent of survey respondents that use town water, ten percent indicated satisfaction. Thirty-two percent of respondents currently utilizing private wells indicated an interest in connecting to a public water line.

The Water Commission was awarded \$150,000 from state ARPA funds for a new study on town-wide water, currently a work in progress. Expanding town water will be crucial for new development and population growth. It is possible that the Cape Road area could partner with a neighboring town to receive a water supply. Interested developers have been constricted by the lack of water supply in the

Cape Road area in the past. Water expansion in the center of town could further the development of undeveloped commercial lots. Improving town water infrastructure and acquiring additional supplies for town water is listed as a priority in the 2019 Municipal Vulnerability Preparedness Plan.

Mendon will need to finance the replacement of the existing 8,000 feet of asbestos cement mains within the water system, constructed in the 1940s. The cost of this replacement could be between four and five million dollars. The expansion of the system users, especially commercial use, will subsidize this cost for existing customers.

Opportunities for public wells in Mendon include working with the Board of Health to test the water quality of individual and homeowner wells and additional fire protection in the center of town.

Figure 2: "For town water users, please rate your satisfaction"

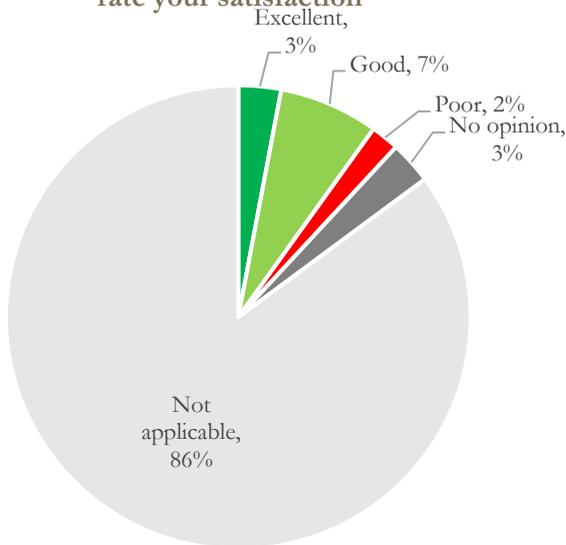
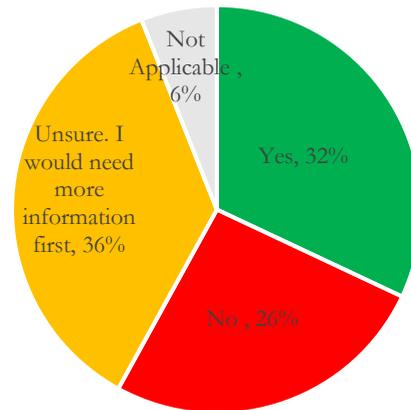


Figure 3: "For private well users, if Town water became available in your neighborhood would you ever consider connecting?"



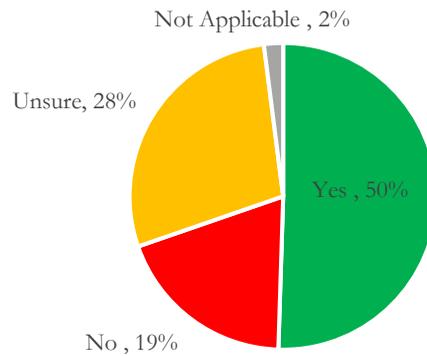
Wastewater

The Town of Mendon does not provide public sewer lines. Most Mendon homes are on private leach fields, cesspools, and tight tanks. A few properties on the Hopedale border are directly connected to Hopedale's sewer lines. Additionally, there is also a shared septic system at Haywood Circle providing septic services to approximately fifteen homes. The Town Hall Campus and Clough Elementary School share a leaching field.

Wastewater Opportunities

About half of the survey respondents indicated an interest in using public sewers if the opportunity became available. All surrounding towns have partial town coverage through sewer lines. The feasibility of connecting Mendon to neighboring lines has not been studied. The town is commissioning a water and sewer study to explore expansion options for the current water system and potential sewer.

Figure 4: "For private septic users, if town sewer became available in your neighborhood, would you ever consider connecting?"



Stormwater

In 1996, the Massachusetts Department of Environmental Protection (MassDEP) issued the Stormwater Policy that established Stormwater Management Standards aimed at encouraging recharge and preventing stormwater discharges from causing or contributing to the pollution of surface waters and groundwaters. These standards have been updated over the past three decades.

The Stormwater Management Standards address water quality (pollutants) and water quantity (flooding, low base flow, and recharge) by establishing standards that require the implementation of a wide variety of stormwater management strategies. These strategies include environmentally sensitive site design and low impact development (LID) techniques to minimize impervious surface and land disturbance, source control and pollution prevention, structural best management practices, construction period erosion, and sedimentation control, and the long-term operation and maintenance of stormwater management systems.

The Central Massachusetts Regional Stormwater Coalition (CMRSWC) works to address stormwater management from a local and regional perspective. The Town also has a dedicated Stormwater Committee.

Solid Waste Disposal and Recycling

Solid waste disposal in Mendon is privately contracted through a curbside trash and recycling program that provides recycling bins and sells trash bins to residents. The curbside trash pickup schedule is posted on the Mendon website by street name. The Board of Health is responsible for contracting this service. Annually, the town hosts a hazardous waste disposal program at the Highway Department building for residents who wish to dispose of items such as cleaners and fertilizers. Additionally, the Town partners with Simple Recycling, which collects marked bags of textile products.

Figure 5: "For Recycling Center Users, Please Rate your Satisfaction"

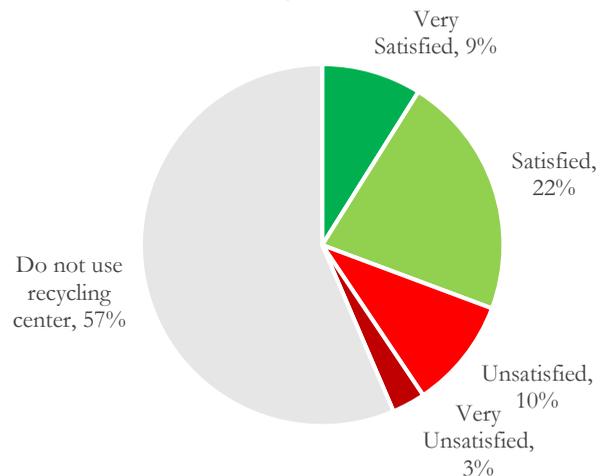
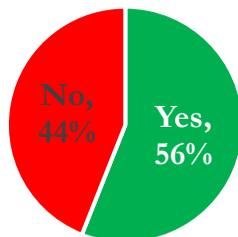


Figure 6: "Are you aware that the Mendon Recycling Center is available for public use?"



Recycling Center Opportunities

When asked to rate satisfaction with the Recycling Center, fifty-seven percent of respondents indicated no utilization of the town resource (Figure 5). When asked to indicate knowledge of the Recycling Center, forty-four percent of respondents indicated they were not aware the Mendon Recycling Center is available for public use (Figure 6). The Recycling Center should consider additional communications to Mendon residents to increase the use of this town resource.

Internet & Cable

Mendon is served by Comcast Xfinity and Version Fios for television and internet services.

Gas

Limited areas of Mendon have gas service, including parts of the Route 16 corridor and some residential subdivisions near Bates Street. The Algonquin Gas Transmission Pipeline passes through Mendon.

Underground Storage Tanks

Underground storage tanks should be monitored regularly due to potentially adverse environmental effects should there be a leak or spill. There is a 2,000-gallon propane tank at the police station on Main Street. There is a 40,000-gallon water cistern for fire protection underground the Town Hall property at 20 Main Street. There are numerous water cisterns for fire protection throughout Mendon by residential developers and monitored by the Town.

Recreation and Miscellaneous Facilities

The Mendon Drive-in and Southwick’s Zoo are the most popular recreational attractions in the area. Additionally, the town manages many parks and recreation areas for residents and tourists to enjoy through the Parks and Recreation Department. Mendon Town Beach provides swimming and recreational activities, advanced by a snack shack and lifeguards during the summer months. An admission fee is necessary for entry but is subsidized for Mendon residents.

Recreation Opportunities

The Town of Mendon has expressed interest in adding a dog park, pickleball field, second basketball court, and additional sports fields for Mendon residents. There is interest in turf fields to enhance the school’s athletic programs through external funding sources. Mendon residents have expressed a desire for more parking at Memorial Field and additional trail connections.

Table 8: Recreation Department Facilities

	Managing Agency	Use	Recreation Potential	Grants	Zoning	Protection
Memorial Field 29 Millville St	Park Commissioners	Rec	High		Residential	Article 97
Mendon Woods 4 Taft Ave	Park Commissioners	Rec	High	Donation	Residential	Article 97
Veteran’s Park 25 Millville Street	Park Commissioners	Rec	Medium	None	Residential	Article 97
Town Beach 45-47 Taft Ave	Park Commissioners	Rec	High	None	Residential	Article 97
Island in Lake Nipmuc 78 Lake Nipmuc	Park Commissioners	Rec	Medium	None	Residential	Article 97
Grover Field 10 Colonial Dr.	Park Commissioners	Rec	High	None	Residential	Article 97
Founders Park 1 Main Street	Park Commissioners	Rec	High	None	Business	Article 97
3 North Ave	Select Board	Rec potential	High	None	Business	Future Municipal Use
Inman Hill Wildlife Conservation Area 69 Inman Hill Rd	Conservation Commission	Open Space	High	None	Residential	Open space or future municipal use
Inman Hill Wildlife Conservation Area 53 Quissett Rd	Conservation Commission	Open Space	High	MA Fish & Wildlife & Donation	Residential	CR held by MA Fish & Wildlife
Inman Hill Wildlife Conservation Area – 15, 16, 26 & 33 Inman Hill Rd	Conservation Commission	Open Space	High	None	Residential	Open space or future municipal use

Meadow Brook Woods 100 Park Street	Conservation Commission	Open Space	High	MA LAND grant & CPA	Residential	CR held by TTOR
Meadow Brook Woods- 39 Asylum Street	Conservation Commission	Open Space	High	CPA	Residential	CR held by TTOR
Meadow Brook Uplands 79 Millville St, 17 Pleasant Street & 48 Kinsley Ln	Conservation Commission	Open Space	High	MA Land Grant & CPA	Residential	CR held by Metacomet Land Trust
131 North Ave	Select Board	Open Space/ Agriculture	High	Donation	Residential	Article 97
Muddy Brook North Conservation Area 20 Milford St	Conservation Commission	Open space	High	CPA	Business	CR held by Metacomet Land Trust
Muddy Brook South Conservation Area 74 Providence St	Conservation Commission	Open Space	High	CPA	Residential	CR held by Metacomet Land Trust
Muddy Brook South Conservation Area 15 Puffer Drive	Conservation Commission	Open Space	High	Donation	Residential	CR Metacomet Land Trust
Town of Mendon Open Space 26 Hartford Ave East	Select Board	Open Space	High	Donation	Residential	Article 97
Former Paddock/D'Alessandro Property 52 Providence St	Select Board	TBA	Medium		Residential	
Town Forest 203 Millville St	Conservation Commission	Open Space	High	None	Residential	Article 97
Town Forest 173 & 173A Millville St	Conservation Commission	Open Space	High	Donation	Residential	Article 97
13 Pleasant St	Conservation Commission	Open Space	High	None	Residential	Article 97
Former Cox Property 34 George St	Conservation Commission	Open Space	High	Donation	Residential	CR Metacomet land Trust Pending
Miscoe Hill School – 148 North Ave	School District	Recreation, sports fields	High	None	Residential	School
Clough Elm School- 10 North Ave	School District	Recreation, sports fields	High	None	Residential	School

The following table outlines the cemeteries in Mendon that are owned or maintained by the Town. Please note that additional cemeteries in Mendon are privately owned and maintained.

Table 9: Cemeteries

	Managing Agency	Condition	Zoning	Comments
Bicknell Cemetery 113 Hartford Ave East	Select Board Parks Mows	Fair to Good	Residential	

Park St. or Daniels Cemetery 73 Park St.	Select Board Parks Mows	Good to Excellent	Residential	
George Cemetery 8 George Street	Select Board Parks Mows	Good	Residential	The 1850s cut granite retaining wall
Pine Hill Cemetery 218 Providence Road	Select Board Parks Mows	Good	Residential	1700's
Gaskill Cemetery 35 George Street	Select Board	Good	Residential	
Wood Cemetery Hartford Ave West near Thornton St	Select Board	Good to Excellent	Residential	
Cook Cemetery 15 Thayer Road	Select Board	Poor	Residential	Land Locked- adjacent property 61A CoreHab 2
Old or Revolutionary War Cemetery 35 Main St. & 1 Providence St.	Select Board Parks Mows	Good	Residential	Gravestones back to the 1600s
Swandale Cemetery 15 Hartford Ave East	Swandale Cemetery Association	Good	Residential	1820-present, still active
Friends or Quaker Cemetery Hartford Ave East	Swandale Cemetery Association	Good	Residential	1729-1850 Quaker, still active

Source: 2013-20 Open Space & Recreation Plan

Summary of Goals and Strategies

The following Goals, Objectives, and Action Items are clear steps forward to maintain and expand Mendon's Town Services and Facilities to reflect the needs of Mendon residents and visitors:

Goal 1: Deliver high-quality municipal services that meet the needs of Mendon's population.

- Objective 1: Provide high-quality government services.
 - Action item 1: All Town Offices should appoint a central point of contact, such as a window or phone number.
 - Action item 2: The Town Hall should expand online options for increased transparency and accessibility of Town records through the Town website and social media.
 - Action Item 3: Town Boards, Committees, and Commissions should identify expanded meeting spaces.
- Objective 2: Enhance and maintain services offered through the Taft Public Library, Parks & Recreation, Senior Center, and other departments.
 - Action item 1: The Town should approve and renovate the vacant rectory building for Taft Public Library use.
 - Action item 2: The Town should approve additional staff to support the Council on Aging's transportation system.

- Action item 3: The Town should support the construction of the Senior Center addition for Council on Aging programming and necessary Emergency Shelter provisions.
- Action item 4: The Town should support the construction of a permanent garage designated for Parks and Recreation trucks and equipment.
- Action item 5: The Town should consider increased hours and additional employees to support the work of the Parks Department maintenance needs, including a full-time Maintenance Forman and Assistant Director.
- Action item 6: The Town should support enhancements to Parks Department lands, including parking, lighting, irrigation systems, storage sheds, dog parks, and sports fields/courts.
- Objective 3: Support and provide high-quality public safety services.
 - Action item 1: The Town should support a fire suppression system for the Fire Department.
 - Action item 2: The Town should support the Fire Department with space for classroom training and meetings.
 - Action item 3: The Town should install sufficient decontamination and eye wash stations in the Fire Station.
 - Action item 4: The Town should consider moving the Fire Station back into the center of Town.
 - Action item 5: The Town should provide additional staffing to support the volunteer work of the Community Emergency Response Team.
 - Action item 6: The Town should purchase an emergency generator for Miscoe Hill Middle School's emergency dispensing services.
 - Action item 7: The Town should support the Council on Aging addition with a new generator, adequate shower provisions, and an animal kennel area for Emergency Shelter purposes.
 - Action item 8: The Town should construct a second salt shed within the Highway Department
 - Action item 9: The Town should construct a wash bay for Highway Department trucks and equipment.
 - Action item 10: The Town should reassess the employee pay scale for emergency responders and the Highway Department to retain current and future talent.
- Objective 4: Use technology, where feasible, to improve the efficiency, quality, and costs of delivering municipal services.
 - Action item 1: The Town Hall should expand online options for services.
- Objective 5: Evaluate opportunities to regionalize public services, where feasible.
 - Action item 1: The Town should continue to explore outsourcing opportunities to save on overhead costs.
- Objective 6: Ensure that municipal services can adapt to demographic changes.

Goal 2: Maintain the quality of municipal buildings, public school facilities, and other Town-owned facilities.

- Objective 1: Develop a capital needs plan to help the Town budget for maintenance and capital needs.
- Objective 2: Ensure that all public facilities are ADA-compliant and accessible.

- Objective 3: Identify state and federal funding opportunities for the improvement of Town facilities.
- Objective 4: Develop a strategic plan to ensure all public facilities can meet the current and future needs of Mendon's population.

Goal 3: Maintain and enhance Town-owned infrastructure.

- Objective 1: Conduct a sewer and water infrastructure study to evaluate the expansion of water and sewer services.
 - Action item 1: The Town should replace water mains on Cape Road and Bates Street.
 - Action item 2: The Town should consider partnering with neighboring towns to expand water services to Cape Road.
 - Action item 3: The Town should expand the public water supply in the center of Town for Road 16 and North Avenue to incentivize development.
 - Action item 4: The Town should collaborate with the Board of Health to test the water quality of individual and homeowner wells.
 - Action item 5: The Town should support increased fire protection in the center of Town.
- Objective 2: Ensure the Town's stormwater and roadway drainage systems are operating adequately and are equipped to meet state and federal requirements.
 - Action Item 1: The Town should fund recommended stormwater best management practice retrofits as outlined in the town's MS4 permitting reports.
- Objective 3: Ensure that Town-owned infrastructure can accommodate changes to future demand or usage.
- Objective 4: Ensure the Town's infrastructure is prepared to deal with climate change-related impacts.

Goal 4: Ensure that the Mendon-Upton Regional School District provides high-quality education to the Town's students.

- Objective 1: Implement the 2018-2023 Mendon-Upton Regional Schools Strategic Plan.
- Objective 2: Ensure that public education facilities in Town are sufficient to uphold the quality of the education system.
 - Action item 1: The Town should support the construction of a new middle school to replace Miscoe Hill Middle School.
 - Action item 2: The Town should support necessary school facility improvements proposed by the MURSD.
 - Action item 3: The Town should consider major sports and recreation facility improvements on public school grounds.
- Objective 3: Ensure that the provision of educational services and facilities adapt to demographic changes and trends.
- Objective 4: Improve communication between MURSD and Town Officials.

Goal 5: Enhance the resiliency and sustainability of Town services and facilities.

- Objective 1: Improve inter-departmental communication.

- Action item 1: Cross-train town office clerical staff by town department heads.
- Action Item 2: The Town Administrator should hold regular staff meetings to open lines of communication.
- Objective 2: Implement the recommendations made in the 2018 Mendon Municipal Vulnerability Preparedness Program.
- Objective 3: Implement the recommendations made in the 2017 Mendon Hazard Mitigation Plan.
- Objective 4: Develop a Continuity of Operations Plan (CCOP).
- Objective 5: Identify state funding for improving energy efficiency and sustainability of Town operations.
- Objective 6: Continue to meet the Green Communities requirements.



1906 Postcard of the Nipmuc Canoe Club House

Transportation & Circulation

Introduction

The Town of Mendon is located in southern Central Massachusetts, bordered by the towns of Bellingham, Blackstone, Millville, Uxbridge, Northbridge, Upton, and Hopedale. Found near the Rhode Island border, Mendon receives a high volume of traffic throughout the year. Due to a lack of public transportation, residents primarily use motor vehicles for travel. Mendon is in the Central Massachusetts Regional Planning Commission region and the Central Massachusetts Metropolitan Planning Organization. The town has critical roads such as Route 16 and Route 140. Uxbridge Road and Emerson Street are crucial roads that host much of the town's development and connect the town to its neighbors.

For this Master Plan, transportation and circulation refer to the ways that people and goods move through Mendon. This chapter will address vehicle traffic, public transportation, bicycle infrastructure, and pedestrian travel.

Mendon's proximity to critical roads, and the need to improve accessibility and safety of pedestrians are key themes of this chapter. Residents want to be able to bike and walk through town. This chapter hopes that Mendon is prepared for the future of transportation. Recommendations are provided to work towards the following goals:

- **Goal 1:** Improve the safety and accessibility of Mendon's transportation system for drivers, bicyclists, and pedestrians.
- **Goal 2:** Enhance bicycle and pedestrian infrastructure and access.
- **Goal 3:** Plan for the impacts that future trends will have on Mendon's transportation system.
- **Goal 4:** Actively seek out funding and resources to accomplish these goals and other strategies identified by the Town.

Community Engagement

The Master Plan Steering Committee developed a phased survey plan. The survey included the rating of the overall road conditions, commonly used modes of transportation, and identification of difficult intersections in town. The final community survey asked questions about the transportation needs in the Town of Mendon. Respondents specifically mentioned the streets of Maple Street, Millville Street, Hartford Avenue East & West, Neck Hill Road, Bellingham Street, Main Street, Northbridge Street, Hastings Road, Providence Street, Route 16, North Avenue, Town Center, Uxbridge Road, and Cape Road as roads in need of improvements.

Respondents noted a desire to improve walkability and connect sidewalks. Traffic and speeding were mentioned in every open-ended question. One of the key community engagement tactics has included visioning sessions, through which the Master Plan Steering Committee a vision statement. The Vision Statement is designed to encapsulate residents' vision of how the Master Plan will represent Mendon's direction and progress in the coming decades. The monthly committee meetings were integral to developing the goals of this Plan. The committee members developed the corresponding action items and strategies in collaboration with CMRPC to provide action items to achieve this plan's goals. The development of goals, action items, and strategies was achieved through community feedback gathered in the surveys. Transportation-related survey results are found throughout this chapter.

Prior Planning Efforts

Regional Transportation Plan

Mobility2040 is the Long-Range Regional Transportation Plan for the Central Massachusetts Metropolitan Planning Organization (CMMPO), intending to identify “the multi-modal transportation needs of the region, the resources available to address the needs, and the initiatives and project investments planned for the next 25 years.” The Town of Mendon was identified as a low-growth population and employment community. Mendon received a small-town housing choice grant to conduct a site readiness study and public water supply analysis on a town-owned parcel with three acres of developable land.

WRTA Comprehensive Service Analysis¹

In 2015, the Worcester Regional Transit Authority (WRTA) was tasked by the Massachusetts State Legislature with preparing a Comprehensive Service Analysis. The plan was an opportunity to analyze the fixed-route network with the goals of improving local transit service operations, identifying potential new transit service markets, and meeting the needs for transit service in the WRTA region. The 2020 update is built on the work of the 2015 Comprehensive Regional Transit Plan. The WRTA does not service Mendon.

Pavement Management Study

In 2015, the Mendon Highway Department, with assistance from the engineering firm VHB, developed an updated pavement management study. Pavement Management is the practice of planning for pavement repairs to maximize the lifespan of pavement networks. The knowledge of what repair techniques to use and when to apply them is critical. Using a comprehensive database of road conditions, a computer can model when to perform repairs on a street network. At the time of the study, 56.5 miles of town were developed roadways. In 2016, the average Pavement Conditions Index (PCI) for Mendon’s Road network was 72. A PCI of 72 represents a road in fair condition that would soon need resurfacing.

MassDOT Road Safety Audit 2016

The Road Safety Audit focused on the intersection of Hartford Avenue East at Cape Road (Route 140) and Main Street (Route 140). Forty-seven crashes were reported at the intersection between 2011 and 2014. The Massachusetts Department of Transportation identified the intersection as a Highway Safety Improvement Program High Crash Cluster. The intersection fell within the top five percent of High Crash Locations in the Central Massachusetts Regional Planning Commission region. MassDOT utilizes RSA to identify safety improvements that can be a part of future reconstruction in the intersection.

MassDOT Road Safety Audit 2018

The Road Safety Audit (RSA) focused on two locations on the Route 16 corridor. These locations were identified as Highway Safety Improvement Program High Crash Clusters from 2013 to 2015. These locations fell into the top five percent - Route 16 at Washington Street/Emerson Street/Maple Street, and Route 16 at North Avenue/Main Street. MassDOT uses RSA to identify safety improvements that can be part of reconstruction in the intersection, ensuring safety for roadway users.

CMMPO Transportation Improvement Program

CMMPO's Transportation Improvement Program (TIP) is a federally mandated program for all Metropolitan Planning Organizations (MPO). It serves as a prioritized list of all transportation investments in the region for the next five years regarding highways, bridges, transit, and intermodal projects in the region. Potential projects are scored by CMMPO staff and an Advisory Committee before endorsement. Projects included in the TIP are programmed to receive federal funding.

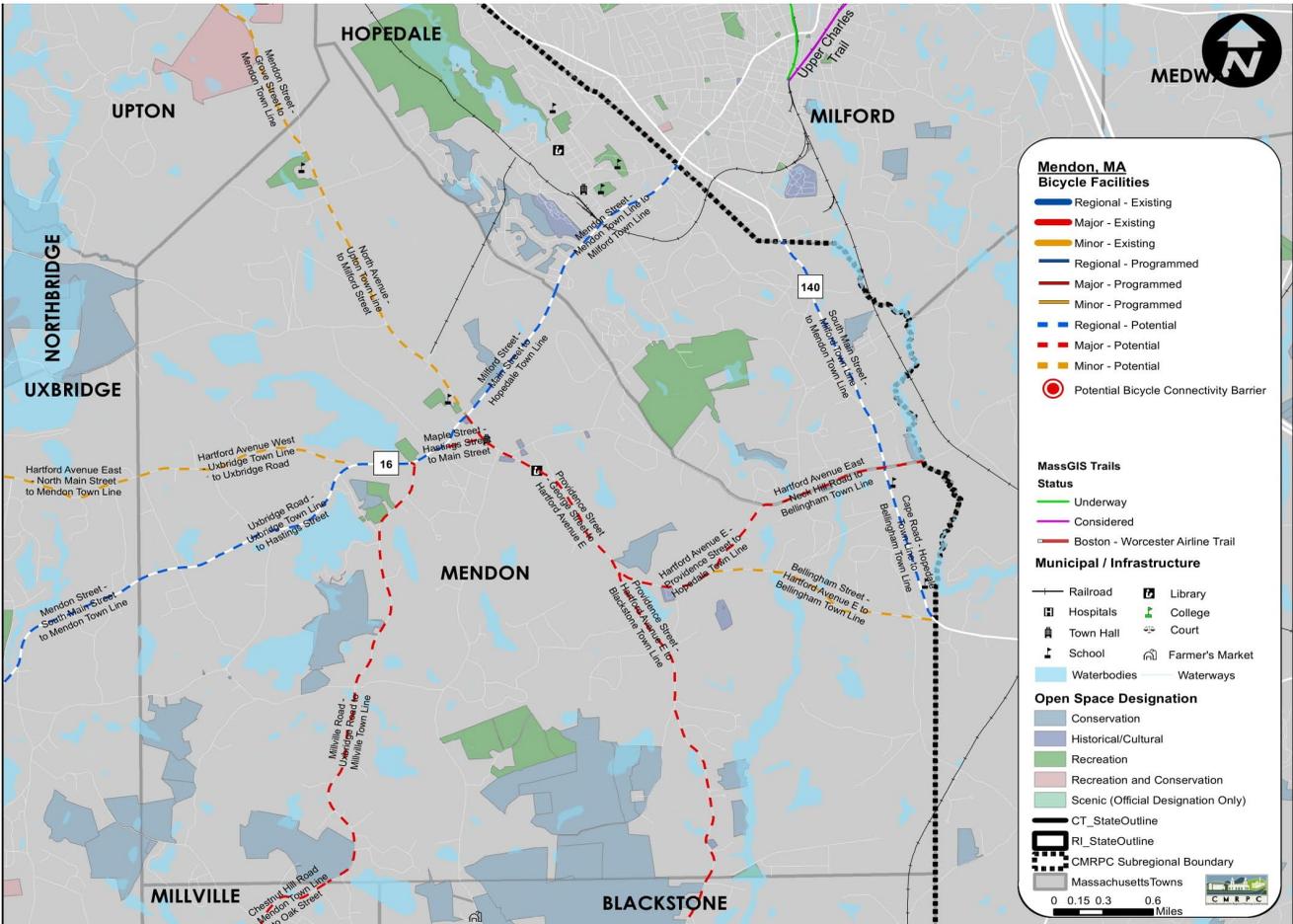
Mendon has previously received TIP funding. The project was for roadway reconstruction at the Providence Street & Hartford Avenue intersection. The area was reconfigured to a "T" intersection for improvements to visibility, turning, and safety. There was an effort to increase multimodal transportation on Route 16 at Washington Street, Emerson Street, and Maple Street, Route 16 and Hartford Avenue West, Route 16 and Millville Road, Route 16, and Main Street/North Avenue.

Mendon received TIP funding for resurfacing and related work on Route 16. This project will begin in the winter of 2024. Please see the "Route 16 Multi-modal Improvements" subsection in the "Issues and Opportunities" section for more information.

2018 Regional Bicycle Plan

The Regional Bicycle Plan was created by the Central Massachusetts Metropolitan Planning Organization to assess the state of cyclist and pedestrian infrastructure in the region. The plan outlines best practices for pedestrian and cycling facilities and serve as a reference for planning and design. The plan identified zero existing bicycle facilities in Mendon but identified eighteen miles of potential bicycle facilities (Map 1).

Map 1: Potential Bicycle Facilities



Source: CMRPC

Priority recommendations included adopting the Regional Bicycle Plan. Municipal staff should be aware of the recommendation outlined in this plan. Bicycle networks should be incorporated into a town’s planning, with land use and transportation development reflecting compliance. Other goals were:

- Work with MassDOT to ensure that arterial and collector streets with excess shoulder width are examined to determine how quickly they can be converted into Complete Streets with Bicycle facilities.
- Work with MassDOT to implement the projects identified in the Town’s Tier II Complete Streets Prioritization Plan.
- Work with local, regional, and state advocacy groups and stakeholders to expand education campaigns that promote the rules of the road, so that all transportation system users know their responsibilities. Introduce Safe Routes to School materials and practices to local schools to increase active transportation participation and safety.

Cycling networks provide safe, accessible ways for residents to connect with nature, exercise, and travel through the region. The 2018 Regional Bicycle Plan includes the following recommendations for Mendon’s cycling infrastructure and regional priorities (Table 1, 2, 3).

Table 1: Recommended Bicycle Network Corridors- Regional Priority

Municipality	Facility Name	Location	Miles	Stats	Priority
Mendon	Cape Road-Hopedale Town Line to Bellingham Town Line	Paved Road	1.04	Protentional	Regional
Mendon	Hastings Street-Maple Street to Main Street	Paved Road	0.27	Potential	Regional
Mendon	Hastings Street- Uxbridge Road to Maple Street	Paved Road	0.15	Potential	Regional
Mendon	Milford Street- Main Street to Hopedale Town Line	Paved Road	.97	Potential	Regional
Mendon	Uxbridge Road-Uxbridge Town Line to Hastings Street	Paved Road	1.97	Potential	Regional

Source: CMRPC

Table 2: Recommended Bicycle Network Corridors- Major Priority

Municipality	Facility Name	Location	Miles	Status	Priority
Mendon	Hartford Avenue E- Providence Street to Hopedale Town Line	Paved Road	1.12	Potential	Major
Mendon	Hartford Avenue East- Neck Hill Road to Bellingham Town Line	Paved Road	1.02	Potential	Major
Mendon	Main Street- Maple Street to George Street	Paved Road	0.16	Potential	Major
Mendon	Main Street-Milford Street to Maple Street	Paved Road	.20	Potential	Major
Mendon	Maple Street- Hastings Street to Main Street	Paved Road	.28	Potential	Major
Mendon	Millville Road- Uxbridge Road to Millville Town Line	Paved Road	3.07	Potential	Major
Mendon	Providence Street- George Street to Hartford Avenue E	Paved Road	1.07	Potential	Major
Mendon	Providence Street- Hartford Avenue E	Paved Road	2.16	Potential	Major

Source: CMRPC

Table 3: Recommended Bicycle Network Corridors- Minor Priority

Municipality	Facility Name	Location	Miles	Status	Priority
Mendon	Bellingham Street- Hartford Avenue E to Bellingham Town Line	Paved Road	1.44	Potential	Minority
Mendon	Hartford Avenue West- Uxbridge Town Line to Uxbridge Road	Paved Road	1.35	Potential	Minority
Mendon	North Avenue-Upton Town Line to Milford Street	Paved Road	2.19	Potential	Minority

Source: CMRPC

2018 Regional Pedestrian Plan

The goal of the CMMPO Regional Pedestrian Plan is to facilitate improvements to the regional pedestrian network. The plan's goals and strategies act as guides for towns to improve their pedestrian networks. The following goals were recommended below.

- Adopt the CMMPO Regional Pedestrian Plan and the CMMPO Regional Bicycle Plan.
- Pedestrian network planning should be incorporated into a municipality's planning process, with land use development and future transportation plans reflecting compliance with both plans.
- Continue Complete Streets development in the town.
- Select shovel-ready projects identified in the Town's Tier II Complete streets prioritization plan and prepare tier III construction applications to implement projects.
- Work with MassDOT to ensure that arterial and collector streets with excess shoulder width are closely examined to determine how quickly they can be converted into Complete Streets with pedestrian accommodations including compliance with ADA standards.
- Partner with eligible k-8 grade schools with the MassDOT safe routes to school program to increase safe biking and walking among students.
- Pursue Safe Routes to Schools infrastructure funding grant.
- Work to incorporate Safe Routes to Schools materials and practices into local education systems to increase active transportation and participation and safety.
- Work with MassDOT and DVR to ensure that Regional Multi-use trails and pathways are advanced to meet the needs of subregional and regional travel via alternative modes.
- Work with local, regional, and statewide advocacy groups and other stakeholders to expand public education that promotes the rules of the road, so that all transportation system users are aware of their responsibilities.

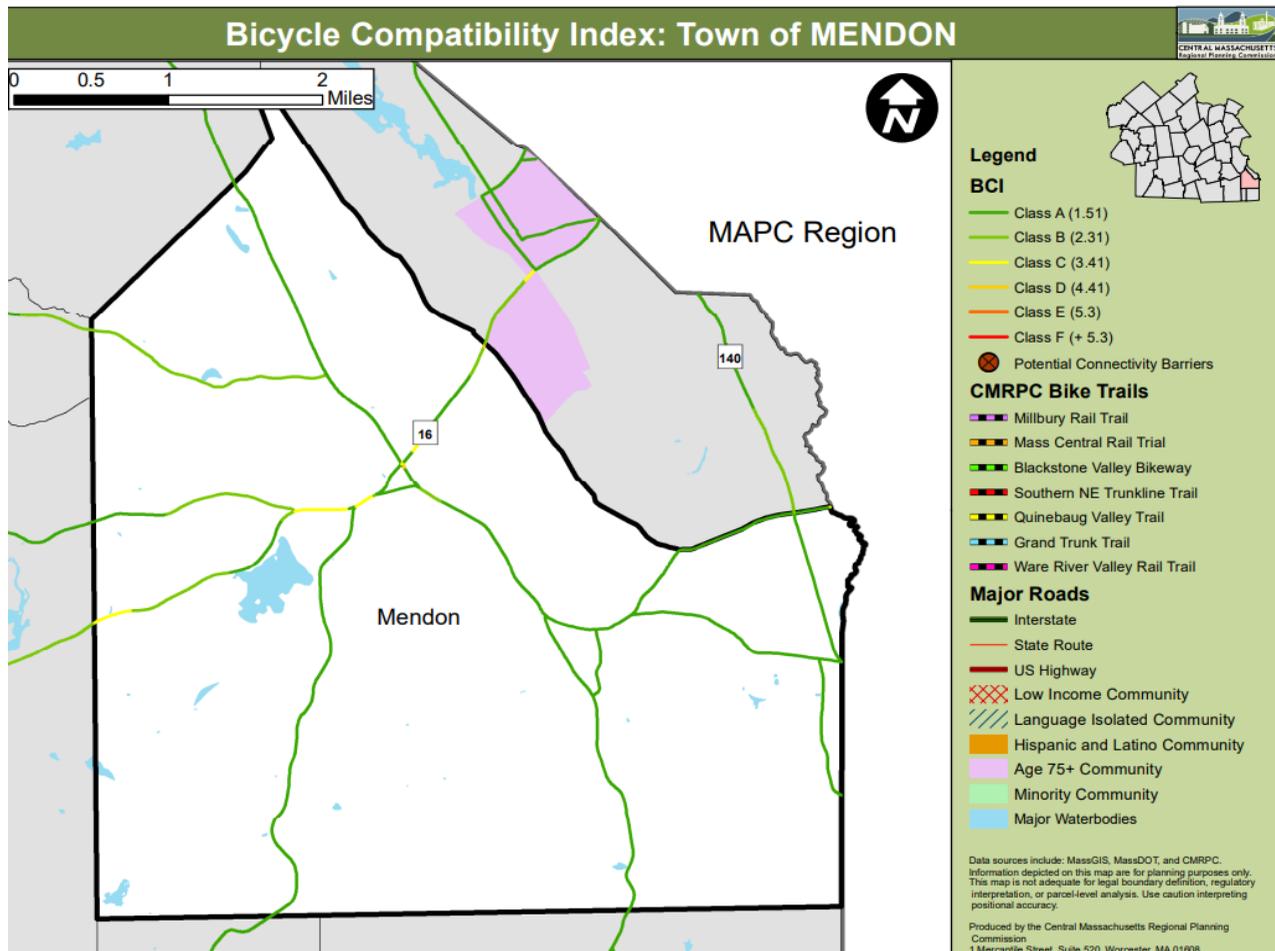
2021 CMMPO Regional Bicycle Compatibility Index (BCI)

As a supplement to the 2018 Regional Bicycle Plan, CMRPC staff developed the CMMPO Regional Bicycle Compatibility Index (BCI). This plan is designed to take a closer look into the region's road infrastructure and its ability to support bicycle accommodations. The BCI, which has been formulated by the Federal Highway Administration (FHWA), provides a comfort level analysis of roadways which measures roads' compatibility to easily integrate bicycle infrastructure. The BCI also provides analysis of roadways' perceived safety for bicyclists.

The BCI is intended to support stakeholder decision-making in prioritizing segments to build upon the region's multi-modal network. The ranking system breaks down the BCI score into 6 grades: Class A (the best) to Class F (the worst). It is broken down as follows: Class A: up to a BCI score of 1.51; Class B: 1.52 to 2.31; Class C: 2.32 to 3.41; Class D: 3.42 to 4.41; Class E: 4.42 to 5.30; Class F: above a BCI score of 5.30.

Mendon is a part of the Southeast Subregion which features a suburban and rural mix that is unique in the sense that population densities correspond to the meandering of MA-122 and MA-122A. There is no direct mention of the town of Mendon in the Regional BCI.

Map 2: Bicycle Compatibility Index



Source: CMRPC

2020 Regional Asset Management Report

This plan was developed by the Central Massachusetts Metropolitan Planning Organization (CMMPO) to assess conditions and funding needs and recommend repair strategies for the region's roads. Infrastructure assessed in this report includes pavement, sidewalks, curb ramps, culverts, bridges, and traffic signals. Data from the Asset Management System is found throughout this chapter.

Complete Streets

In 2016, Mendon passed the Complete Streets policy. The goal of the policy was to accommodate all transportation system users by creating a road network that meets the needs of every mode of transportation. The program has served as a funding source for the town and is crucial for street maintenance. The goal was to develop complete streets in the town center and then expand to include local schools and open space.

Existing Conditions

Mendon's Highway Department is the town department that maintains roads. Maintenance includes sweeping streets and sidewalks, maintaining street signs, mowing brush on roadsides, repairing drainage, and painting stop lines and crosswalks. The department is responsible for cleaning and maintaining over 1000 catch basins and sanding and plowing all streets and picking up trash. An elected Highway Surveyor heads the department. The position will be reappointed in July 2023.

Mendon Road Jurisdictions

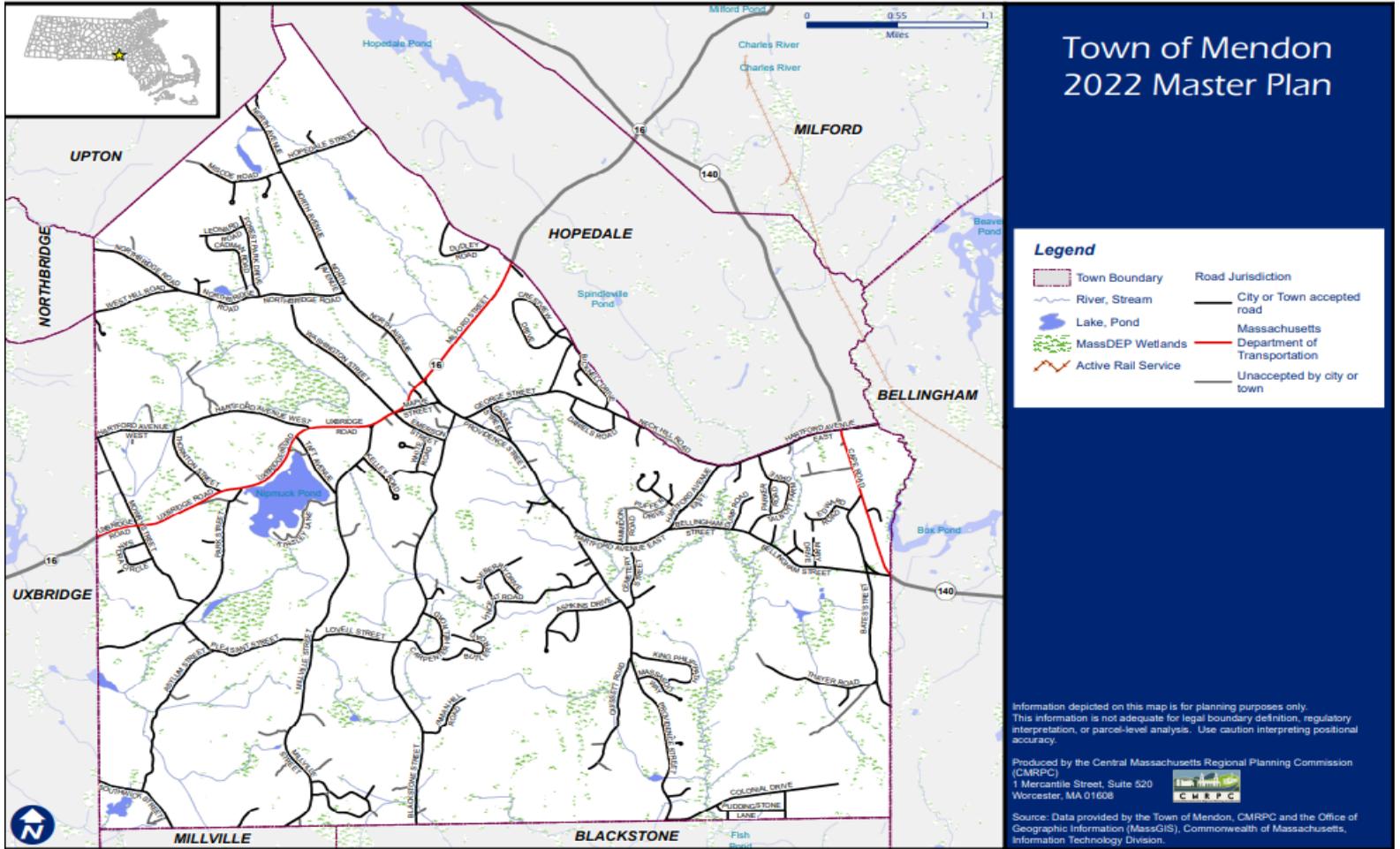
Table 4 shows the jurisdiction of Mendon's roads. The official database of public and private roadways in the Commonwealth is the MassDOT Road Inventory File. The information on roadway ownership in Massachusetts helps determine the amount of local aid towns receive. Mendon has 112 total miles in its jurisdiction. 2.5 miles of road are private, and 8.8 are controlled by MassDOT.

Table 4: Jurisdiction of Mendon Roads

Jurisdiction	Total Miles
Total	112.036
Unaccepted	2.534
MassDOT	8.804

Source: MassDOT, Massachusetts Road Inventory Year End Report, July 2021

Map 3: Road Jurisdictions



Mendon Roadway Functional Classification

Roads are classified based on the function they serve. The Federal Highway Administration classifies roads into a hierarchy of five categories from most to least significant: Principal Arterial, Minor Arterial, Major Collector or Minor Collector, and Local Road. Roads higher in the hierarchy, such as Arterials, are designed to provide greater mobility and have higher speeds. Roads lower in the hierarchy, such as Local Roads, provide local access and have lower speeds. Collectors provide a level of service designed for shorter distances and lower speeds, due to their function of “collecting” traffic from local roads and connecting them with arterials and other towns and cities.

According to the 2020 Massachusetts roadway Inventory End Year Report, there are no roads in Mendon classified as “interstate”, forty miles classified as “local”, three miles classified as “collector” and nineteen miles classified as “arterial.” The chart below breaks down Mendon’s roads, their functions, and their urban or rural designation.

Map 4: Roadway Functional Classifications

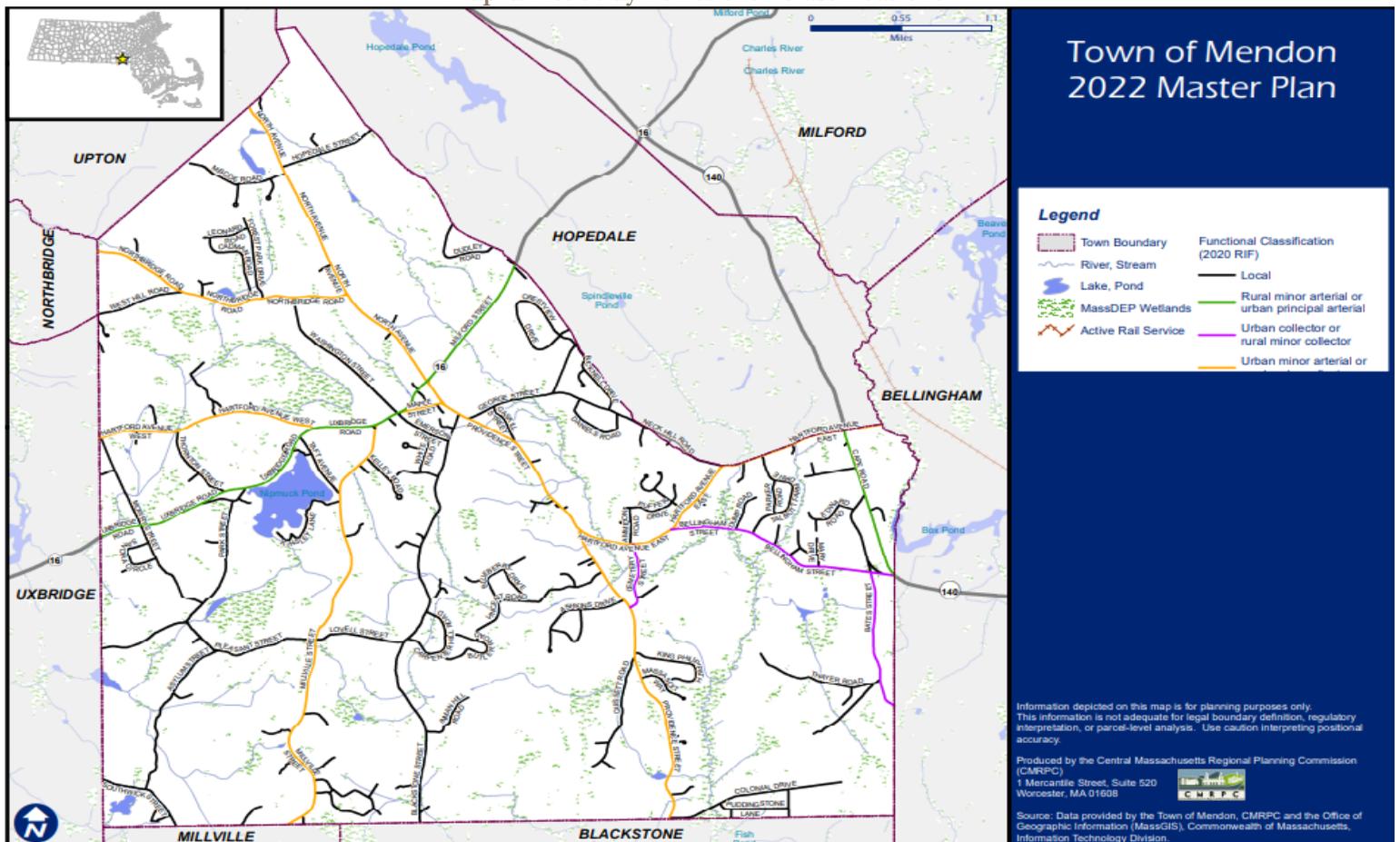


Table 4: Roadway Functional Classification

Classification	Total Miles
Interstate - Urban	0.00
Interstate - Rural	0.00
Interstate - TOTAL	0.00
Local - Urban	40.01
Local - Rural	0.00
Local - TOTAL	40.01
Collector - Urban	2.91
Collector -Rural	0.00
Collector - TOTAL	2.91
Arterial - Urban	18.80
Arterial - Rural	0.00
Arterial - TOTAL	18.80
TOTAL	61.73

Source: CMRPC

Network Conditions

CMRPC staff has developed an Asset Management System (AMS) to assess conditions, funding needs, and repair strategies in coordination with the CMMPO. The AMS Process aims to keep roadways in the best possible condition with the most efficient use of funding. Assets that are monitored for the AMS are pavement condition, sidewalks and pedestrian ramps, traffic signals, culverts, and bridges. CMRPC assesses these assets using field surveys, state data, and other available data. The most recent road inspection was in 2020. This survey assessed Federal Aid Eligible roads, a subset of Mendon’s roads.

Pavement

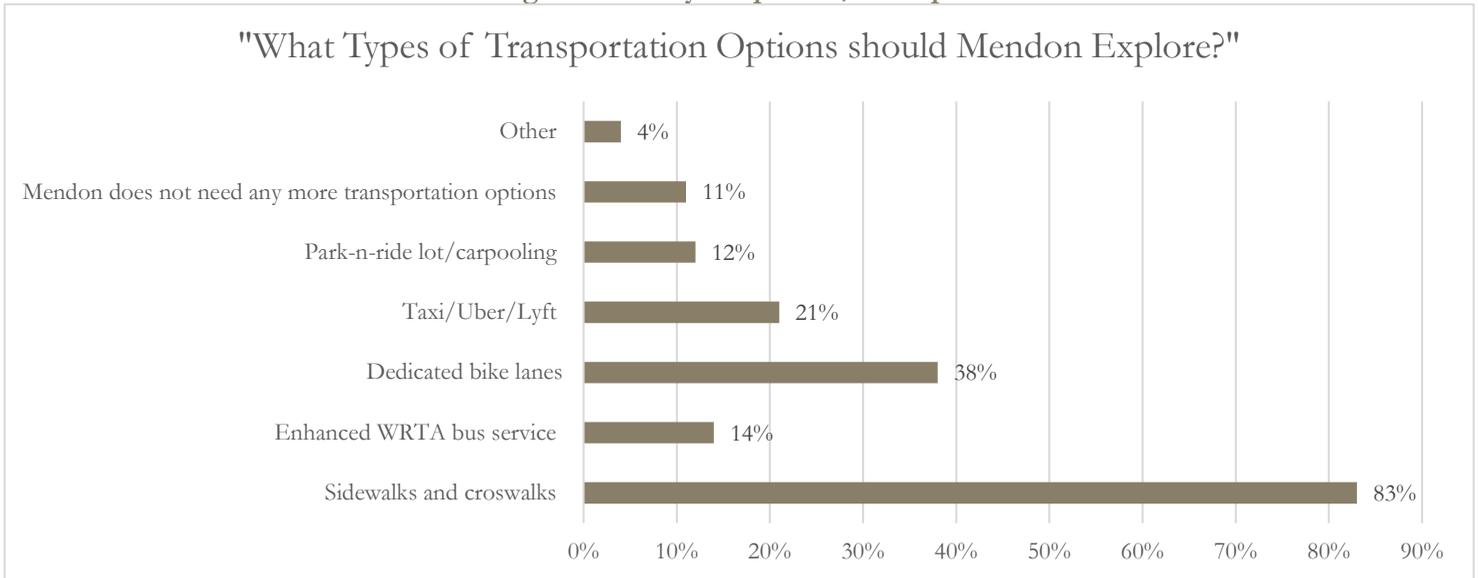
CMRPC surveyed Mendon’s pavement conditions in 2019. In CMRPC’s recent road inspection, pavement conditions could be given a rating of “very poor,” “poor,” “fair,” “good,” or “excellent.” In 2016, the routes from Millville Road to Taft Avenue and 80 Millville Road were rated “Excellent.” The route from Providence Road to Hartford Avenue East and Cemetery Street was also ranked in “Excellent” condition.

Sidewalk and Ramps

CMRPC surveyed the sidewalks and pedestrian ramps in 2020. Three locations were prioritized for sidewalk and curb ramp repair. These sidewalks were chosen because they were in “poor,” and “fair” condition and the curb ramps were in “poor” or “no ramp” condition. Those locations are North Avenue, Uxbridge Road, and Maple Street.

Of the options in Figure 1, survey respondents chose sidewalks and crosswalks as the top priority for transportation investments.

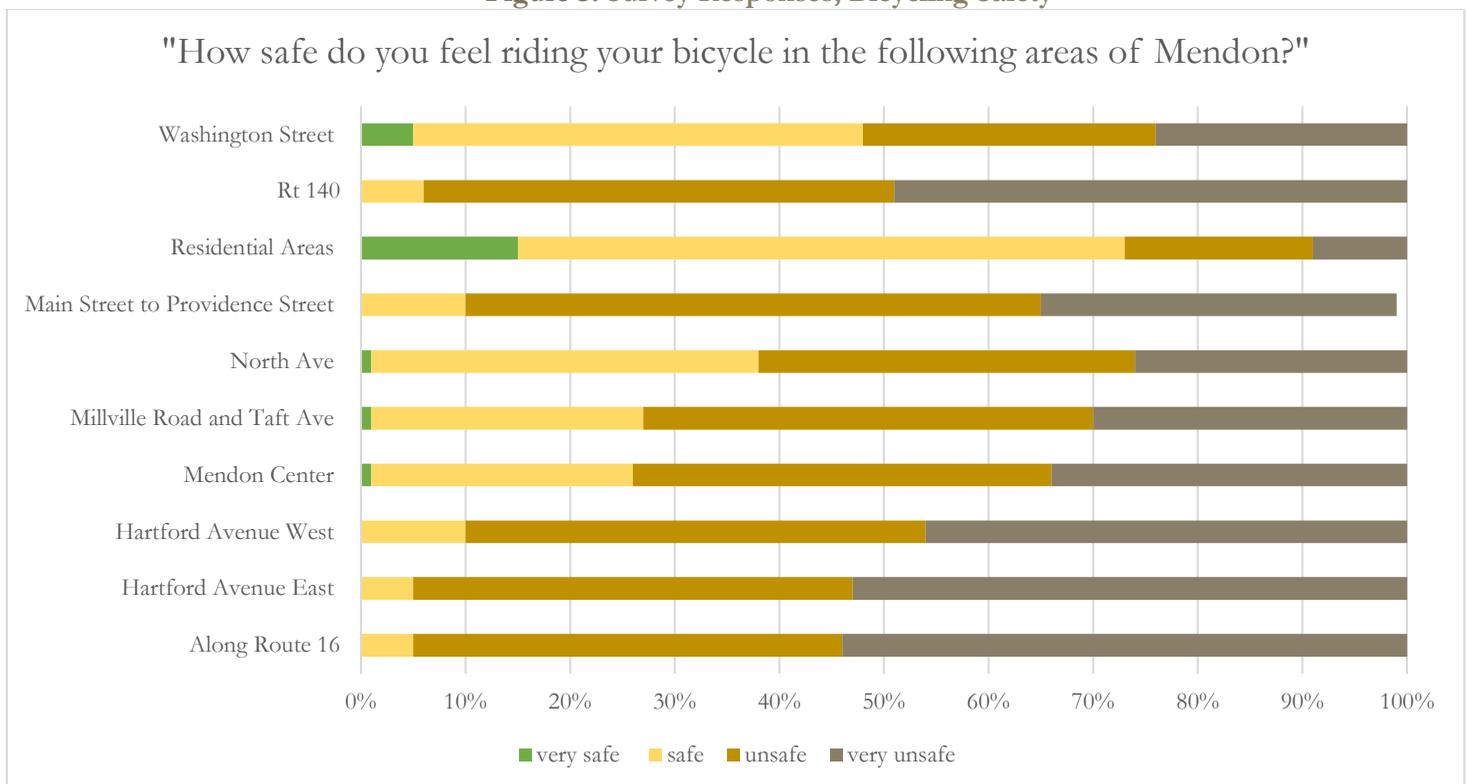
Figure 1: Survey Responses, Transportation Modes



Bike Paths

The community survey asked respondents how safe they feel riding their bicycles through select areas of Mendon. The following Figure shows which areas respondents rated from very safe to very unsafe.

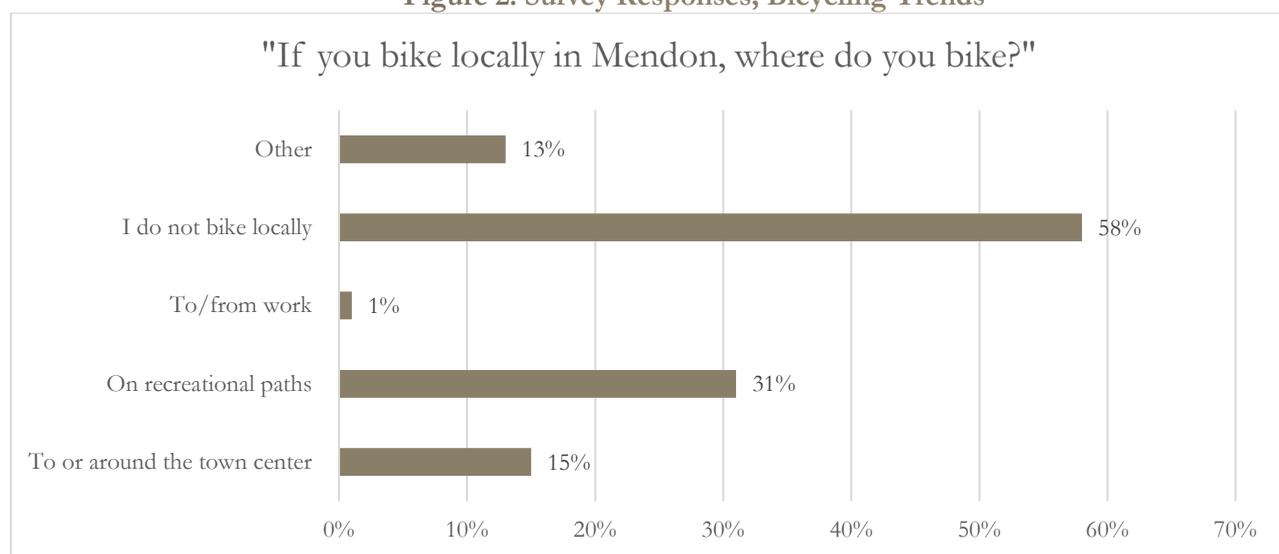
Figure 3: Survey Responses, Bicycling Safety



Based on the Bicycle Facility Inventory, there is only one area with a potential Hike/Bike trail also known as the Mendon Rail Trail by the CMMPO. This area was identified in the survey as a desired bicycle path. Map 2 shows the grade classification for the bike roadways. The best being Class A and the worst being Class F indicating the bike friendliness of the road. Many of the roads are rated as either Class A or B indicating a high comfortability for the average adult bicycle rider. However, there are certain yellow areas, especially on Uxbridge Road. These only reinforce the concerns shown by residents about their safety riding on this road.

When asked where residents bike locally, 58% disclosed they do not bike locally (58%). Many comments expressed concern for the safety of biking locally. Those who answered “other” typically disclosed a pattern of biking around specific neighborhoods.

Figure 2: Survey Responses, Bicycling Trends



Journey to Work

The American Community Survey indicates that nearly 3,500 residents over the age of sixteen commute to work. Eighty-five percent use a personal motor vehicle, and only 4.5 percent use public transportation (Table 5). This is reflected in the survey. The survey gave insight into where some residents are commuting to. Out of those that responded and do drive to work, responses varied with more respondents who travel one to ten miles, and the next being that they travel eleven to twenty miles. The American Community Survey data is split. Forty-nine percent of residents work in Worcester County and forty-four percent work in another location in Massachusetts (Table 6). Ten percent of survey respondents typically “work from home”, while a little under half of respondents travel between one and twenty miles to work (Figure 5). Even though Mendon is near the Rhode Island border, the American Community Survey estimates 93.4% of workers are employed within Massachusetts. However, 44.2% of workers are employed outside of Worcester County.

Table 5: Mendon Means of Transportation to Work

Commuting Mode	Count/ %
Workers Age 16+ Commuter Base	3,422
Car, Truck, or Van	84.7%
Public Transportation (excluding taxicab)	4.5%
Walking	0.3%
Bicycling	0.0%
Taxicab, Motorcycle, or Other Means	0.0%
Working from Home	10.5%

Source: U.S. Census Bureau American Community Survey 2015-2019 Commuting Flows

Figure 4: Survey Responses, Travel Mode

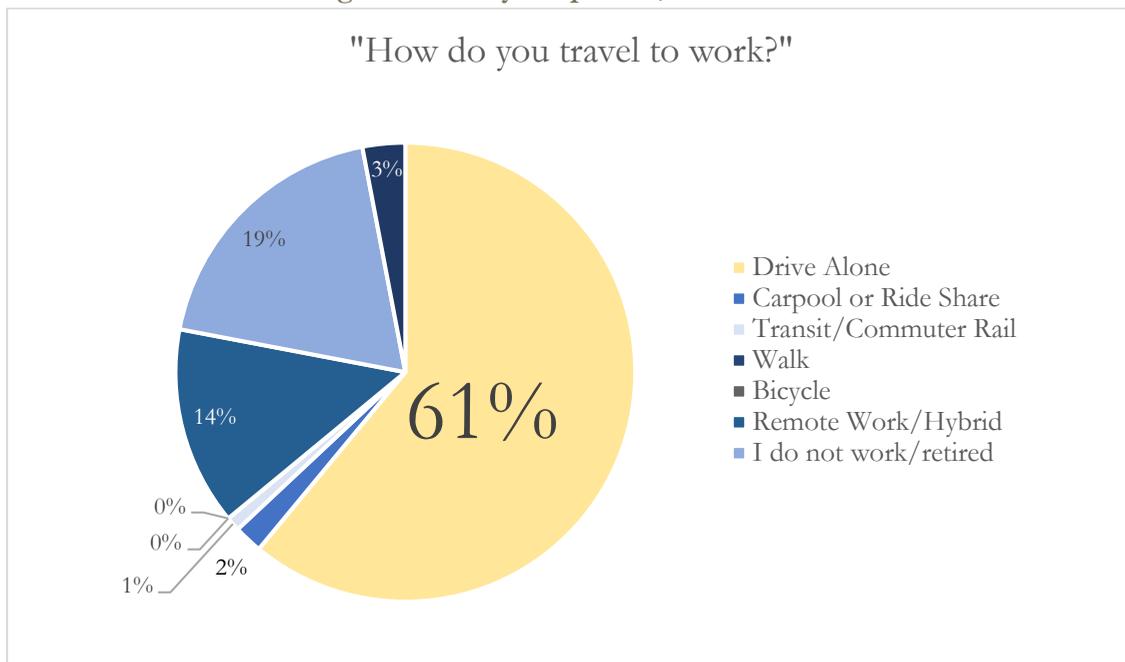
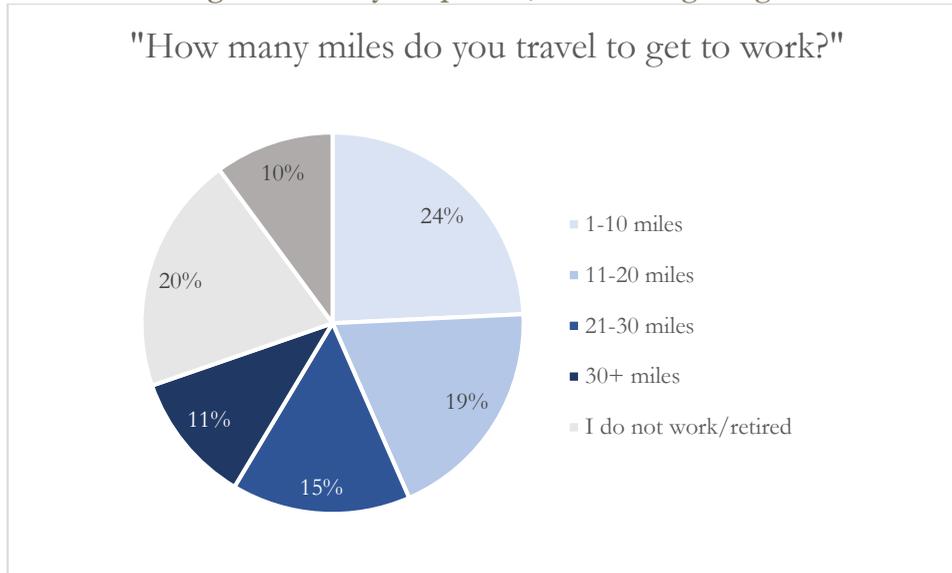


Table 6: Mendon Place of Work

Place of Work	Count/%
Worked in the State of Residence	93.4%
Worked in the County of Residence	49.2%
Worked Outside the County of Residence	44.2%
Worked Outside the State of Residence	6.6%

Source: U.S. Census Bureau American Community Survey 2015-2019 Commuting Flows

Figure 5: Survey Responses, Commuting Length



Traffic Volume

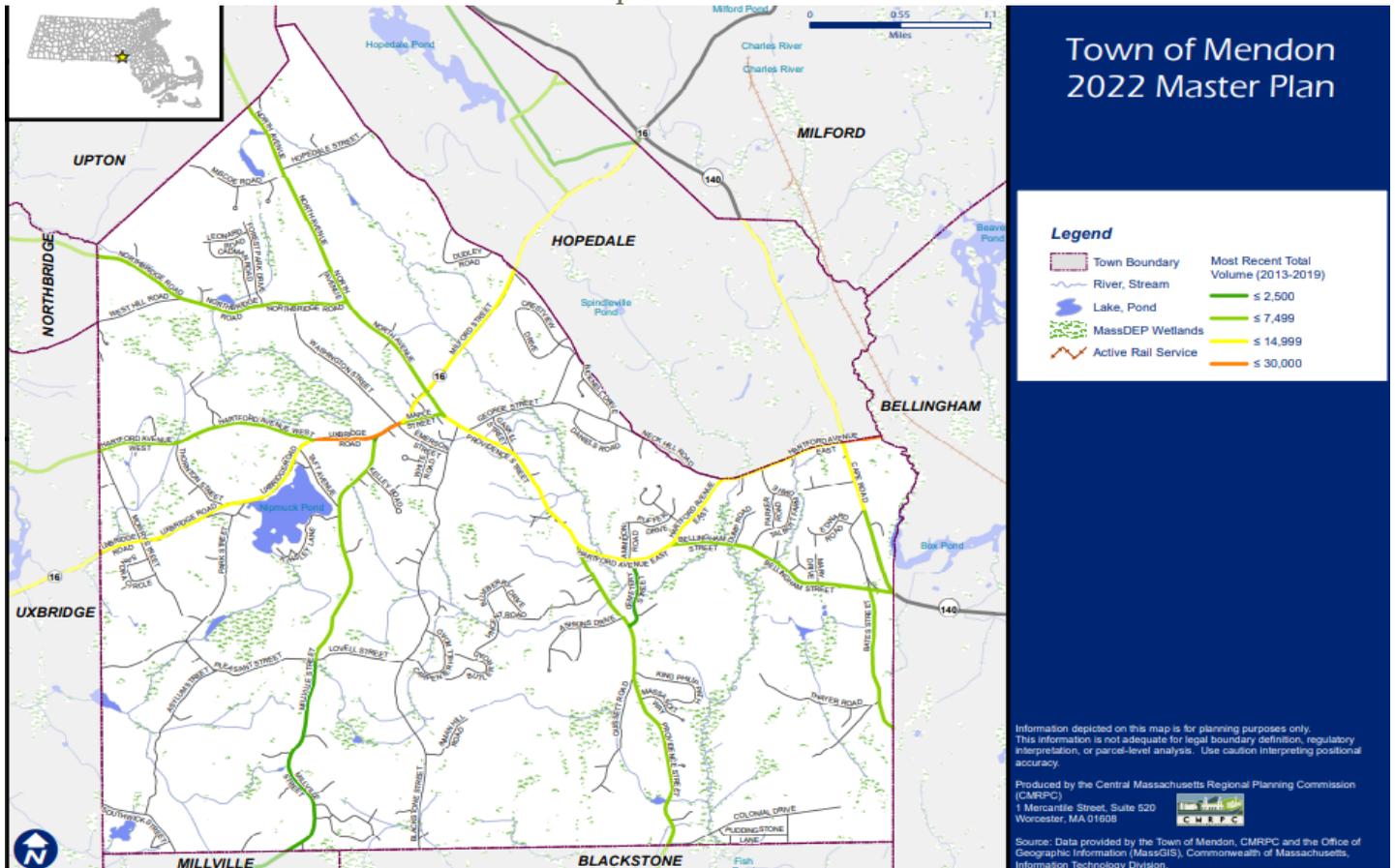
CMRPC regularly monitors traffic in the region to determine the traffic count. Route 16 receives a high number of drivers throughout the day, with traffic volumes coming largely from freight trucks. Commuters also contribute to this traffic. Table 7 indicates that thirty-three percent of commuters in Mendon have a commute of longer than twenty minutes. The average commuting time for residents is thirty-three minutes.

Table 7: Mendon Commuting Times

Commute Characteristic	Count/ %
<10 minutes	7%
10-14 minutes	11.7%
15-19 minutes	12.1%
20-24 minutes	15.7%
25-29 minutes	3.0%
30-34 minutes	14.5%
35-44 minutes	8.9%
45-59 minutes	9.0%
60 minutes or more	18.0%
Average Travel Time to Work (minutes)	33.5

Source: U.S. Census Bureau American Community Survey 2015-2019 Commuting Flows

Map 5: Traffic Flow



Transportation Safety

A 2014-2016 CMMPO Regional Safety report identified two locations in Mendon as qualifying for Highway Safety Improvement Program funds. One location was Main Street. Another priority intersection is Hastings Street/Milford Street, which caused 31 crashes, one of which fatal crash, eight of which injury crashes, and 22 of which non-injury crashes. The other location is on the Hopedale border at Hartford Avenue East/Cape Road/South Main Street with 32 crashes including six injury crashes and 26 non-injury crashes.

Public Transportation

The town of Mendon is a CMMPO-only community. There are no WRTA routes or shuttle services. According to the community survey, residents prefer to use private motor vehicles.¹ However, under 18, elderly, disabled, and lower income populations face challenges in Mendon due to car-heavy infrastructure and suburban sprawl. Future feasibility studies for preliminary public transportation will further equity in Town and ensure Mendon is welcoming to all.

¹ Community Survey: Q4

Congestion Management Processes

The CMMPO develops an annual Congestion Management Process Progress Report. Congestion management hopes to improve transportation system performance and reliability. In 2021, a traffic count at Route 16 & Main Street & North Avenue counted 1,424 vehicles and 54 trucks between 7 am and 8 am.

Turning Movement Count (TMC) Intersections Encountered Delay

CMRPC conducts Turning Movement Counts (TMCs) at certain intersections (Table 9). TMCs summarize the number of vehicle movements through an intersection during peak flow times. In Mendon, there are four TMC locations. This summary is used to make decisions regarding the design of the road, sign & signal installation, signal timing, pavement markings, traffic circulation patterns, capacity analysis, parking and loading zones, and vehicle classification.

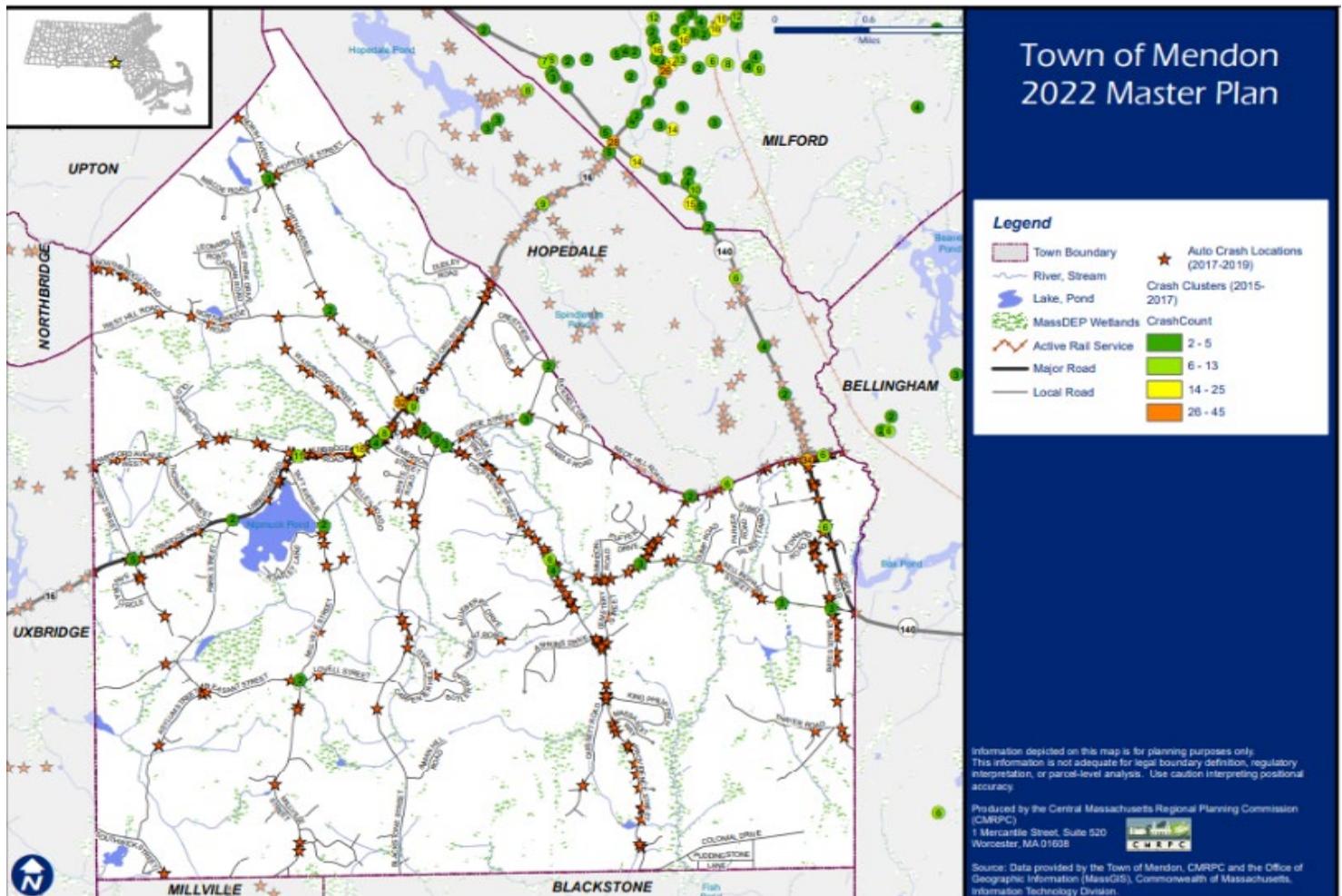
Table 9: Mendon Turning Movement Locations

Turning Movement Count Locations	Count Year	AM Peak Hours Delay	AM Peak Hours LOS (Level of Service)	PM Peak Hours DELAY	PM Peak Hours LOS (Level of Service)
Providence St/Hartford Ave E	2014	86.7	F	43.3	E
Route 16/North Ave/ Main Street	2011 & 2021	15.6	B	15.9	B
Route 140/ Hartford Avenue East	2016	22.5	C	200.7	F
Route 16/ Hartford Avenue West	2017	300	F	28.6	F

Source: CMRPC

Crash Data

Map 6: Mendon Crash Locations



Crash frequency in Mendon declined by nine percent during the period of 2015 to 2017. The total during this period was 548 crashes. Crash frequency went down from 195 to 168 in 2017. Map 6 shows where crashes occurred from 2017-2019. The red stars indicate where there were auto crashes. Several crashes occurred on Uxbridge Street & Providence Street.

MassDOT’s Equivalent Property Damage Only (EPDO) method is a method that develops a combined frequency and severity score per crash site. The factors used help calculate Property Damage Only crash costs, such as ambulance, police, and fire service, property damage, and insurance. Other indirect costs are also included, such as the suffering associated with a crash or loss of life. The Crash Cluster method merges adjacent crash locations into clusters through a georeferenced analysis. MassDOT uses ten years of motorist crashes and three years of auto-crash data to define a crash cluster. The identified clusters are scored and ranked using the same EPDO method. MassDOT

combines the EPDO and crashes cluster methods to create the Top High Crash Locations listing. This listing is for crashes located at intersections over three years. The listing also includes weighted highest frequency pedestrian-motor vehicle and bicycle-motor vehicle locations for ten years.

MassDOT identifies crash clusters eligible for funding through the Highway Safety Improvement Program. One crash cluster, at the intersection of Route 16 and North Avenue, was within the top 5% of Massachusetts crash sites between 2018-2020.²

Freight Rail and Trucking

From 2018 to 2019 the CMMPO drafted a Freight Planning Progress Report. The mission of freight planning is to improve the intermodal transportation system's performance and connectivity. A Principal Arterial for the National Highway System runs through Mendon. The Central Massachusetts Metropolitan Planning Organization has conducted counts for the number of freight trucks and heavy vehicles that travel through Mendon. The highest counts were on Uxbridge Road and the intersection of Providence Street and Hartford Avenue.³

Road Network Funding

Massachusetts General Law Chapter 90, Section 34 established the Chapter 90 program. Chapter 90 reimburses towns for “maintaining, repairing, improving, and constructing town and county ways and bridges...” and provides funding to municipalities for the implementation of capital improvements on local public roads. Annual funding through the program is a source of investment for improvements to the local transportation network. Each Massachusetts municipality receives an allocation of Chapter 90 funding to allow local communities to invest in their unique transportation needs and goals. The amount of Chapter 90 funding a municipality receives is determined by a formula developed by the Legislative Rural Caucus of the Transportation Committee. In the most recent round of funding for Fiscal Year 2023, Mendon received 275,000 dollars.

Table 10: FY 23 Chapter 90 Funding – Mendon and Neighboring Towns in the CMRPC Region⁴

Municipality	Miles 2021	Population 2020	Employment 2021	Amount
Blackstone	41.08	9,208	1167	\$229,181
Northbridge	78.91	16,335	5076	\$465,194
Uxbridge	97.77	14,162	3389	\$507,192
Hopedale	28.19	6,017	2224	\$173,447
Mendon	56.02	6,228	1628	\$275,447

² MassDOT

³ CMRPC

⁴ MassDOT, FY 23 Chapter 90 Apportionments, June 2022

Issues and Opportunities

The following section will examine issues and opportunities that were identified through the Master Plan process. This includes priorities and data identified in four previous planning efforts, trends and conditions, and feedback from Mendon residents.

Traffic and Speeding

Over fifty percent of survey respondents identified speeding as an issue. Residents highlighted Route 16, North Avenue, and Hartford Avenue as high-traffic areas. Speeding is exacerbated at intersections where there is not a protected left turn. Survey respondents noted that the areas of Hartford Avenue, Bellingham, and Town Center are areas potentially impacted by speeding. Mendon should implement traffic safety measures, including a speedometer sign. To complement community feedback and make evidence-based decisions, Mendon should coordinate with MassDOT to conduct an in-depth crash analysis for major crash locations. This will identify the locations that require the most attention and help prioritize safety improvements when necessary. This analysis can identify the location of pedestrian-motor vehicle and cyclist-motor vehicle crashes, which can improve safety for pedestrians and cyclists in Mendon. Some specific examples of measures that can be taken to improve safety in the identified areas are improved signage, reconfiguration of traffic lanes where feasible, and traffic calming infrastructure including increased sidewalk width, narrowed vehicle lanes, landscaping, speed bumps, and curb extensions.

Pedestrian Infrastructure

Respondents identified a desire for more accessible sidewalks for an aging population. The lack of sidewalks negatively impacts the elderly and disabled population in addition to families. Crosswalks and signage that indicate a pedestrian crossing should be more widely installed. Expanding and improving sidewalks and implementing complete streets provide many benefits. These include improved safety and improved access to Mendon businesses, which are often inaccessible to residents who do not own a private motor vehicle. Obtaining funding for sidewalk improvements is often challenging for towns, but Complete Streets grant opportunities provide an option. Improving and expanding pedestrian infrastructure can ensure that pedestrian infrastructure is accessible to all residents. Mendon should update its Americans with Disabilities Act ramp survey program to ensure compliance and determine any funding needs for accessible ramp and sidewalk infrastructure improvements. 81% of survey respondents support or strongly support the extension of sidewalks in Mendon (Figure 6). When asked which pedestrian facilities should be addressed in Town, the top three answers were sidewalk conditions (67%), crosswalk striping (49%), and gaps in sidewalks (36%) (Figure 7).

Figure 6: Survey Responses, Sidewalk Extensions

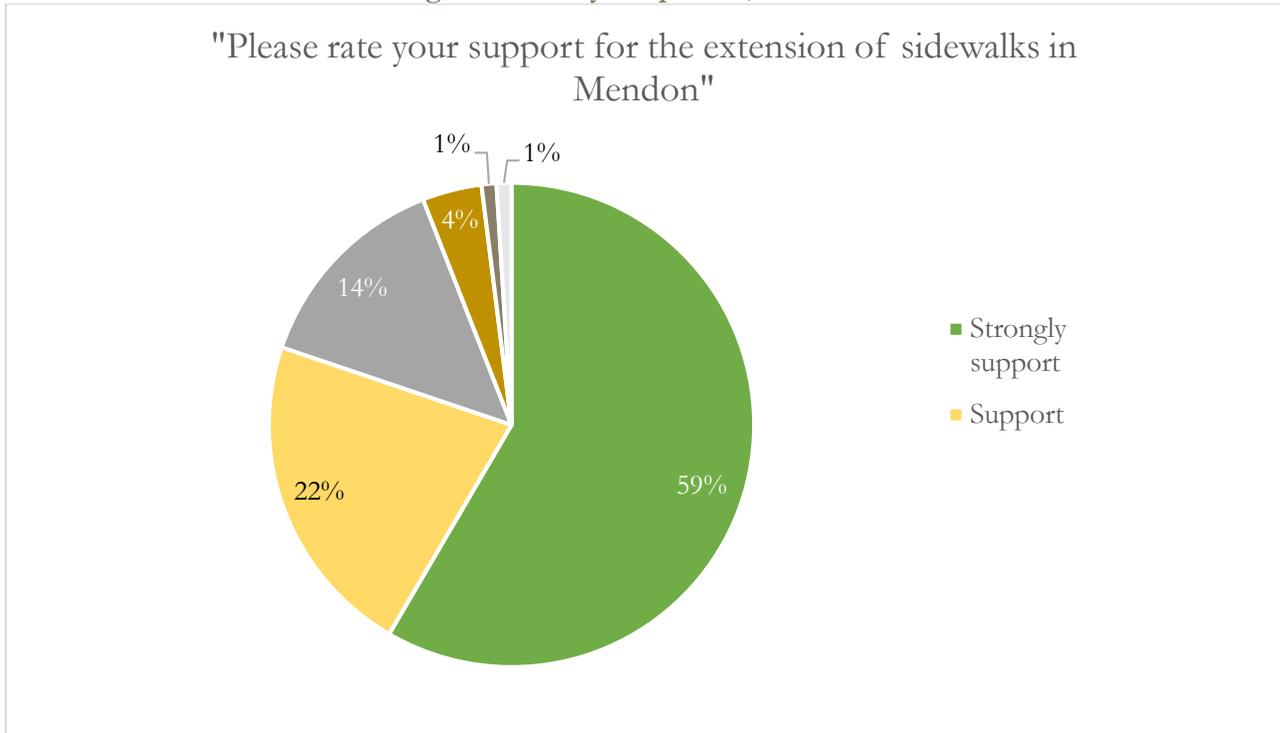
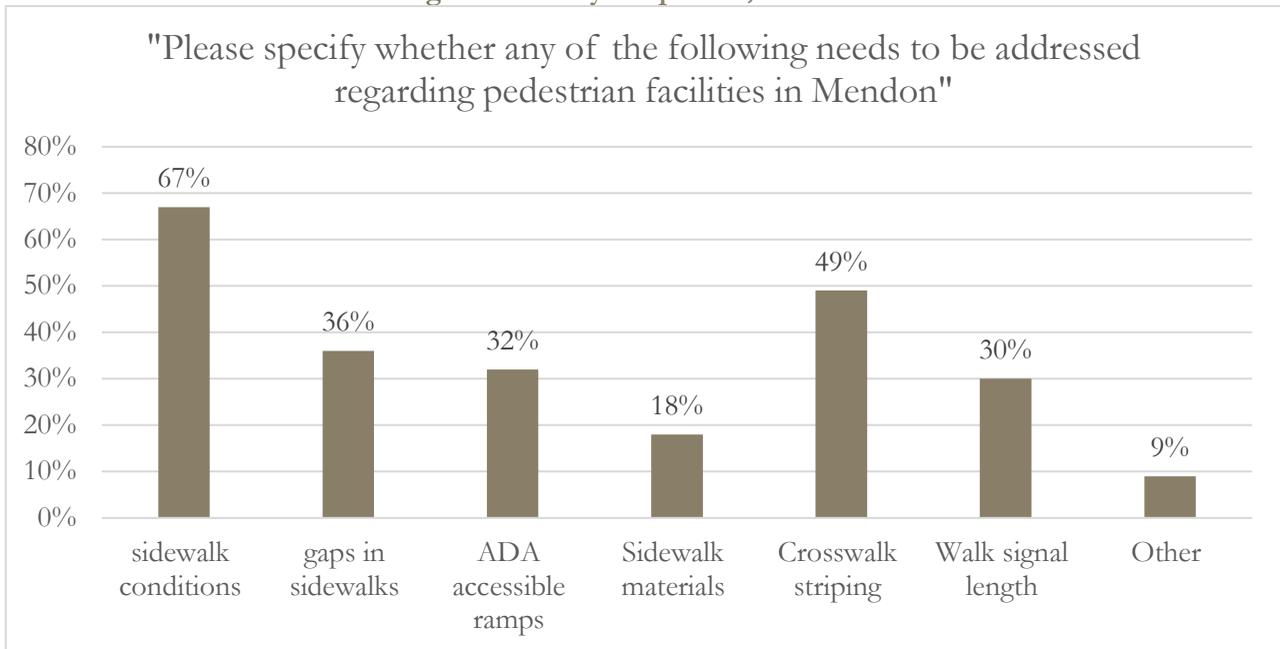


Figure 7: Survey Responses, Pedestrian Facilities

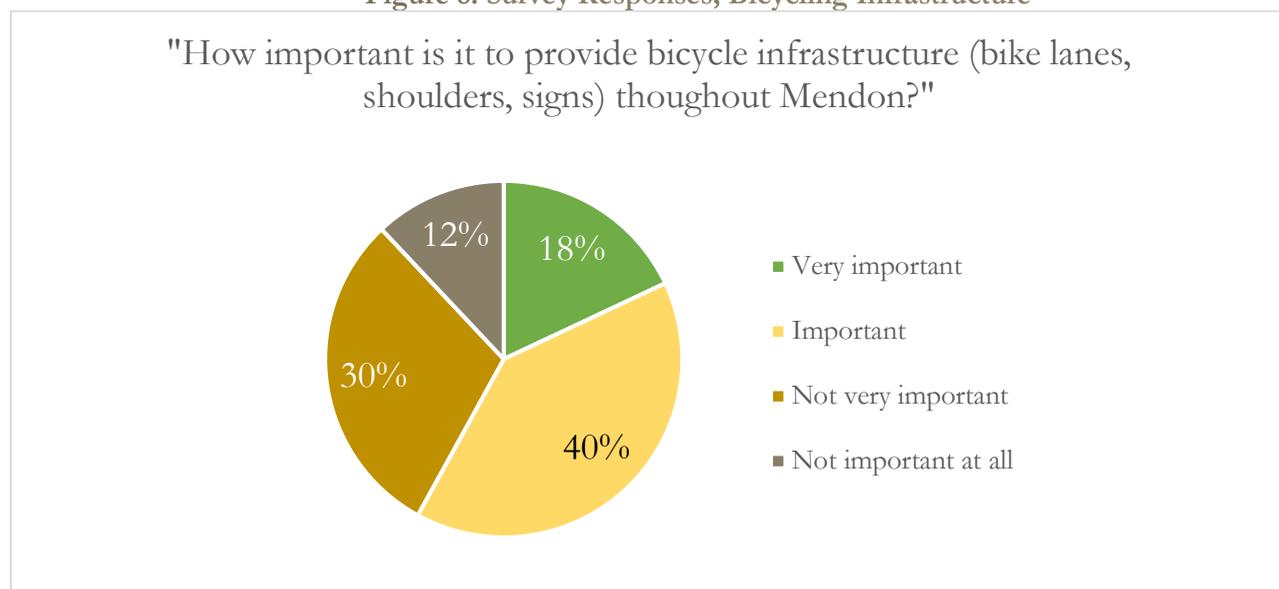


Bicycle Infrastructure

Mendon has a limited cycling network with lots of opportunities to improve and expand infrastructure. Adopting Complete Streets policies and prioritization plans can aid in expanding and improving the safety and accessibility of cycling infrastructure in Mendon. Mendon should collaborate with MassDOT to determine how quickly streets with excess shoulder width can be converted into

Complete Streets. 58% of survey respondents believe providing bicycle infrastructure (bike lanes, shoulders, signs) is important or very important (Figure 8).

Figure 8: Survey Responses, Bicycling Infrastructure



Complete Streets

Complete Streets is a planning approach that encourages communities to consider every mode of transportation for all users. In this approach, pedestrians, cyclists, public transit, and motor vehicles are all considered in the planning processes. By allowing for different accommodations depending on the needs of the users and the context of the roadway, the approach also helps ensure unnecessary and costly features are not provided where they are not needed.

MassDOT created the Complete Streets program in February 2016 to provide technical assistance and funding to communities for roadway improvements. Communities are eligible for technical assistance once a Complete Streets policy is adopted by the municipality as Tier 1 of the program. In Tier 2 of the program, the community must complete a Complete Streets Prioritization Plan. Completion of the Prioritization Plan makes communities eligible for project construction funding as Tier 3 of the program. The funding process functions the same as the Chapter 90 Program wherein a community hires a consultant or uses town staff to complete Tiers 1 and 2 and is reimbursed for expenditures by MassDOT. At Tier 3, after the community has completed several forms and once a project has been accepted by MassDOT, any costs up to \$400,000 may be funded. Mendon adopted a Complete Streets Policy on April 12, 2016. The Town also approved a Prioritization Plan on April 13, 2017. These actions mean the town has completed Tier 1 and Tier 2 of the program.

Route 16 Multi-Modal Improvements

Route 16 is Mendon's main east-west roadway and is the town's primary commercial corridor. As noted throughout the Master Plan survey, many residents feel that Route 16 has problems, including speeding, congestion, inadequate sidewalks, and a lack of pedestrian and cyclist infrastructure. A 2018 Road Safety Audit identified the same issues described by Mendon residents, in addition to safety

issues relating to pavement marking and signage, traffic signal equipment and operations issues, and poor intersection geometry. Given the importance of Route 16 to Mendon, addressing its problems can improve safety and accessibility for residents and businesses.

On September 22, 2022, MassDOT held a Visual Design Public Hearing for the “Resurfacing and Related Work on Route 16” in Mendon. The hearing was meant to inform the public on design plans to reconstruct Route 16 in Mendon using a complete street design. The project hopes to enhance walkability, calm traffic at intersections, improve bicycle infrastructure, install shared-use paths, and implement best practices for stormwater management. The main purpose of the project, as outlined in the MassDOT public hearing handout, are:

- Enhance safety and connectivity by closing gaps in the sidewalk network and improve bicycle accommodations by providing a shared-use path.
- Encourage safe vehicle speeds by updating intersection geometrics to MassDOT standards at all intersections throughout the project corridor.
- Improve pavement conditions and rideability of Route 16.
- Improve and update existing utility infrastructure throughout the project corridor.

The project will run along Route 16 from just west of Taft Avenue to the Hopedale Town line. The following intersections and the roadway approaches to Route 16 are also considered part of the project:

- Route 16 and Hartford Avenue West
- Route 16 and Millville Street
- Route 16 and Emerson Street / Washington Street
- Route 16 and Maple Street
- Route 16 and Main Street / North Avenue

As of Spring 2023, the project is at twenty-five percent design. The project is programmed in the Statewide TIP for Fiscal Year 2024, and construction is expected to begin in Spring 2025. At the current design stage, the preliminary construction cost is an estimated \$11.3 million. Upon its completion, the project will lead to significant transportation improvements for Route 16 and represent a major form of progress in Mendon’s transportation network.

Summary of Strategies

Goal 1: Improve the safety and accessibility of Mendon’s transportation system for drivers, bicyclists, and pedestrians.

- Objective: Reduce speeding on Mendon’s roadways.
 - Action Item: Work to implement the potential safety enhancements identified in the various MassDOT Road Safety Audits conducted in Town.
 - Action Item: Install gateway treatments, such as signage and landscaping, near the “entrances” to commercial corridors and areas with higher pedestrian and bicycle activity to inform drivers they are entering built-up areas of Town.

- Action Item: Collaborate with the Police Department to better regulate and enforce speeding.
- Action Item: Install “reduce speed ahead” at locations where speed limits change.
- Action Item: Work with MassDOT to evaluate if the current locations of speed limit regulations are adequate and effective.
- Objective: Evaluate options to reduce congestion on Mendon’s major arterial roadways.
 - Action Item: Maintain the annual pavement-marking program for upgrading the lane, edge line, and centerline marking along the corridor and intersections.
 - Action Item: Undertake a traffic monitoring program that consists of traffic data collection at study intersections and includes all vehicles (including trucks), bicycles, and pedestrians to determine if prior traffic projections have been realized and further interventions are needed.
- Objective: Maintain and enhance the conditions of Mendon’s roads, bridges, culverts, and other key transportation infrastructure components.
 - Action Item: Implement the recommendations made in the 2016 Pavement Management Study.
 - Action Item: Keep the pavement management database updated to maintain the accuracy of the system.
 - Action Item: Continue to develop a bridge and culvert inventory.
 - Action Item: Create a bridge capital plan.
- Objective: Identify key locations for safety improvements.
 - Action Item: Evaluate the need to conduct sidewalks, crosswalks, and signals survey programs to identify areas of needed improvement and funding needs.
- Objective: Evaluate the accessibility of Mendon’s transportation network and identify necessary improvements.
 - Action Item: Assess the need for alternative transportation options for residents without cars.
 - Action Item: Ensure that ADA compliance is up to date.
 - Action Item: Work with the Council on Aging to provide transportation to seniors in need.
- Objectively: Actively seek out funding and resources to accomplish these goals and other strategies identified by the Town.
 - Action item: Identify potential federal funding resources and potential uses for those funds (Bipartisan Infrastructure Law/Infrastructure Investment and Jobs Act, Inflation Reduction Act, CMMPO TIP funding, etc.)
 - Action Item: Identify potential state funding resources and potential uses for those funds (Complete Streets, MassWorks, other programs within the Community One Stop Program, Efficiency and Regionalization Grant Program, etc.).

Goal 2: Enhance cycling and pedestrian infrastructure and access.

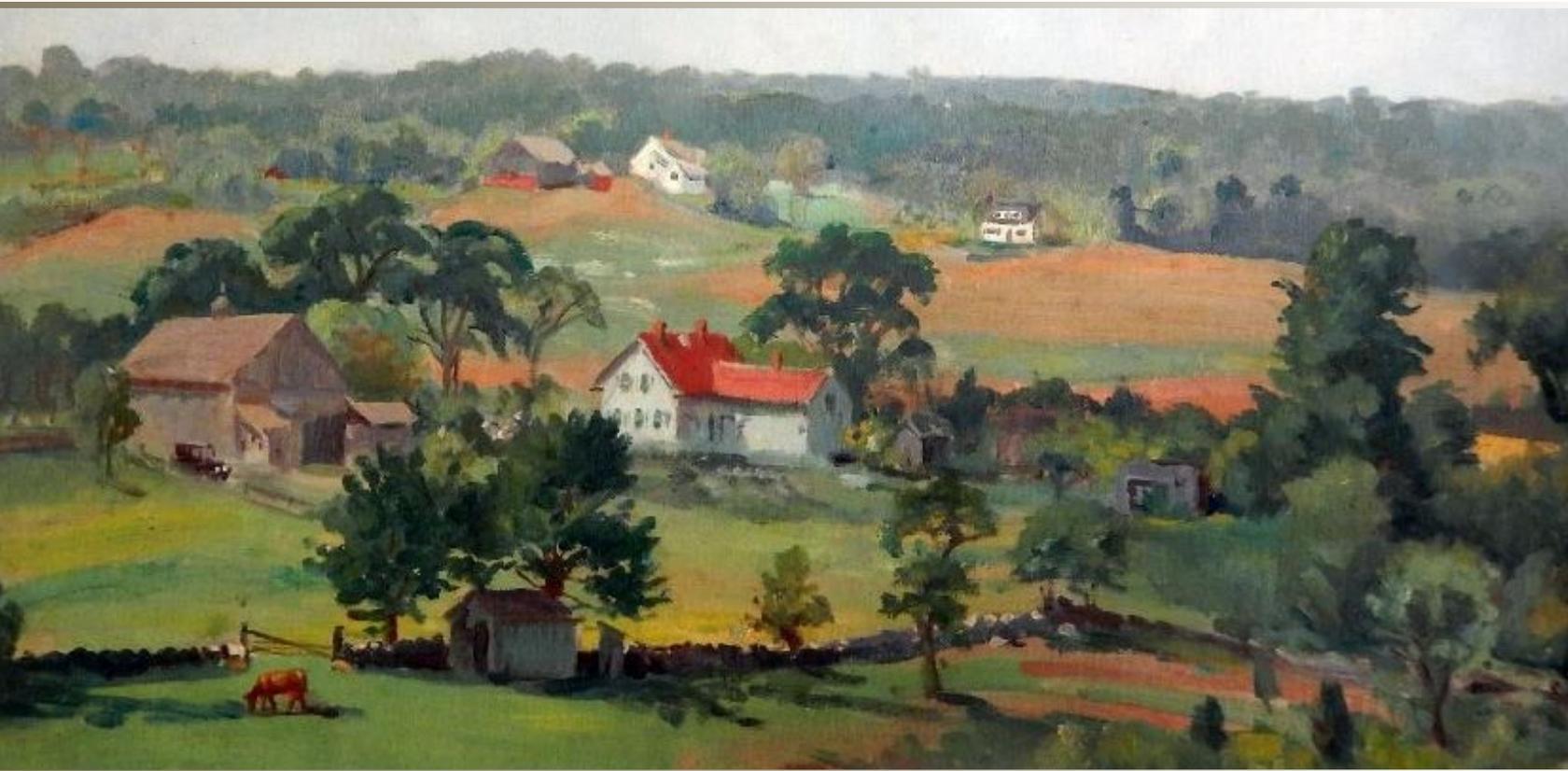
- Objective: Review and adopt the recommendations from the 2018 Central Massachusetts Metropolitan Planning Organization (CMMPO) Regional Bicycle Plan and adopt the plan.
 - Action Item: Work with MassDOT to ensure that arterial and collector streets with excess shoulder width are studied to determine how quickly they can be converted into Complete Streets with bicycle facilities in place.
 - Action Item: Work with MassDOT to implement the projects identified in the Town’s Tier II Complete Streets Prioritization Plan.

- Action Item: Work with local, regional, and statewide advocacy groups and other stakeholders to expand public education campaigns that promote the rules of the road so that all transportation system users are aware of their responsibilities.
- Action Item: Work to incorporate Safe Routes to School materials and practices into local education systems to increase active transportation participation and safety.
- Objective: Review and adopt the recommendations from the 2018 Central Massachusetts Metropolitan Planning Organization (CMMPO) Regional Pedestrian Plan and adopt the plan.
 - Action Item: Identify key locations for bicycle and pedestrian improvements and create a prioritization plan for identified improvements.
 - Action Item: Revise zoning in appropriate areas to require sidewalks, bike path connectors, bike parking, and bike amenities in new developments.
 - Action Item: Ensure that municipal staff is aware of the recommendations outlined in this plan.
- Objective: Improve bicycle and pedestrian connectivity to key economic, civic, and recreational areas in Town.
 - Action Item: Utilize the MassDOT Complete Streets program to pursue funding to improve connectivity in pedestrian and bicycle networks.
 - Action Item: Evaluate if arterial and collector streets with excess shoulder capacity can be converted to adhere to Complete Streets guidelines.
 - Action Item: Continue to update the Complete Streets Prioritization Plan to account for the interconnectivity and accessibility of the Town's main facilities such as the post office and Town Hall.
- Objective: Enhance the conditions of and access to local and regional trail systems.
 - Action Items: Maintain and improve the condition of any Town-owned trail systems and evaluate the feasibility of expanding any of those trail systems.
 - Action Item: Explore the feasibility of creating trail connections with nearby regional trail systems such as the Southern New England Trunkline Trail or the Blackstone River Bikeway.

Goal 3: Plan for the impacts that future trends will have on Mendon's transportation system.

- Objective: Account for the impacts demographic changes will have on Mendon's transportation system.
 - Action Item: Evaluate the impacts that increased population and population growth will have on Mendon's transportation infrastructure.
 - Action Item: Work with CMRPC, MassDOT, and other transportation stakeholders to continue collecting data on key transportation metrics, such as peak travel times, traffic volumes, and regional commuting patterns.
- Objective: Plan for emerging technologies in transportation modes.
 - Action Item: Evaluate the infrastructure needed to meet the anticipated adoption of electric vehicles.
 - Action item: Identify funding sources to support the infrastructure needed for electric vehicle use, such as charging stations.
 - Action Item: Identify the potential impact of other transportation technological changes, including but not limited to increased use of ride-sharing services (i.e.,

- Uber, Lyft, etc.); automated vehicles; e-bikes; e-scooters; and drone usage for delivery and other services.
- Action Item: Collectively approach emerging transportation issues and technology collectively by collaborating with regional and state organizations.
 - Objective: Be prepared to respond to any policy changes that would impact Mendon's transportation system.
 - Action Item: Monitor state and federal transportation policy changes.
 - Action Item: Communicate with regional and state organizations and issue experts to understand how state and federal policy changes will impact Mendon's transportation network.
 - Action Item: Monitor any expansions of MBTA commuter rail services to directly abutting communities to evaluate potential changes relating to the Multi-Family Zoning Requirement for MBTA Communities (Section 3A of MGL c. 40A).
 - Action Item: Address the Highway Department pay scale.
 - Objective: Evaluate the impacts that environmental changes and climate change impacts will have on Mendon's transportation infrastructure.
 - Action Item: Adopt a fuel-efficient vehicle policy for town-owned vehicles so that replacement vehicles are more energy efficient.
 - Action Item: Identify transportation infrastructure and specific locations that are prone to natural weather events, such as flooding, icing, solar glare, or extreme heat, and develop strategies to mitigate such effects.
 - Objective: Be prepared to respond to economic development trends and proposals that would impact Mendon's transportation network.
 - Action Item: Assess the impact of distribution and warehousing developments on a local, subregional, and regional level.
 - Action Item: Explore the use of host agreements and commercial development performance standards to address appropriate truck routes, limiting emissions, the use of resources, and noise pollution associated with related developments.
 - Action Item: Communicate and collaborate with other Towns to identify potential transportation impacts of proposed developments both in Mendon and in other neighboring communities.



A painting by Mendon resident and artist Doris Cox (1914-1973), showing the view from behind her house on George Street.

Land Use

Introduction

The Land Use chapter of a master plan is a blueprint for development. This chapter synthesizes and builds upon the preceding elements to provide a roadmap for achieving a development vision. Through in-person meetings and the extensive community survey, it became clear that Mendon's greatest task is guiding Town growth in a manner that preserves its historic and rural character. The Town has been fortunate to retain its historical agricultural landscapes, woodlands, and water resources. Survey respondents expressed that they value Mendon's safe small-town feel, friendly residents, good schools, farms, and outdoor recreation. Respondents expressed a desire to create more of a town center with a gathering space for events and strong support for expanding the tax base.

Land use and zoning facilitate these changes by removing existing obstacles and providing new incentives. Land use patterns influence the issues and opportunities identified in other chapters including attracting new small businesses and mixed-use development (Economic Development); improving safety at key intersections, providing adequate parking in the Town Center, and expanding sidewalks and bicycling facilities (Transportation); the need for housing for families, seniors, and low-moderate income households (Population & Housing); expansion of parks, open space, and recreational opportunities (Open Space and

Recreation and Natural Resources); and support for placemaking enhancements such as wayfinding, benches, sidewalks, bike paths, lighting, and outdoor community gathering places (Town Service and Facilities).

Accordingly, this chapter offers strategies for preservation and sustainable development with emphasis on five specific goals:

- **Goal 1:** Take a proactive approach to emergent land use policy developments.
- **Goal 2:** Identify key areas for specific types of development within the Town and create mechanisms to encourage development in those areas.
- **Goal 3:** Preserve and protect the Town’s natural landscapes and resources, open space, and agricultural heritage in a fiscally sound manner.
- **Goal 4:** Ensure adequate infrastructure for essential and desired services, now and in the future.
- **Goal 5:** Enhance and maintain the physical appearance of the town.

This chapter will summarize prior land use planning, analyze current land use patterns, review existing zoning, identify issues and opportunities and their relation to land use, and provide recommendations towards achieving the Master Plan land use goals.

Prior Planning Efforts

History and Overview

Incorporated in 1667, the Town of Mendon began as an agricultural hill town that included what would later become the communities Bellingham, Blackstone, Hopedale, Milford, Millville, Northbridge, Upton, and Uxbridge.¹ While some neighboring towns experienced industrial development in the 1700s due to the Blackstone River flowing through their towns, Mendon remained agricultural. While Mendon did not benefit from the river in this aspect, residents used the Blackstone Canal to sell products to towns along the river. In the late 1800s, the Town became known for the scenic beauty of Lake Nipmuc, where people enjoyed vacationing at the lake. Today, Southwick’s Zoo brings 200,000 visitors to Mendon each year.²

For several decades, the Town of Mendon has pursued a vision of balancing the preservation of agricultural heritage and natural resources with development. This vision seeks increased goods, services, and employment opportunities and an improved tax base without compromising the existing character of the community. This vision has been expressed through several studies, including its inclusion in the Blackstone Valley Prioritization Project, the Open Space and Recreation Plan, as well as the Housing Production Plan, and remains relevant today.

¹ Hope1842. n.d. <https://www.hope1842.com/hope1842/mendonmother.html>

² Town of Mendon. n.d. Historical Resources. <https://www.mendonma.gov/home/pages/mendon-historical-resources>

Water Resources Study (2003)

Prepared by Northeast Geoscience, Inc., the Water Resources Study concluded that none of the surface water features in the Town are favorable for development as drinking water supplies should the Town propose an expansion of public water supply. The most favorable potential high-yield source of water supply is the Mill River Aquifer, which would require further test well drilling. Northeast Geoscience recommended that the continued use of private wells as a water source is an option if the current zoning remains.

Heritage Landscape Reconnaissance Report (2007)

Mendon's 2007 Heritage Landscape Reconnaissance Report documents the town's landscape history and identifies priority areas for future preservation.³The report notes that development at the end of the 18th century focused on Lake Nipmuc Park, an early recreation attraction on the lake. However, Mendon has remained an agricultural and residential community. When this report was developed, agriculture defined Mendon's landscape, and the town had large tracts of contiguous open space. The report identified specific areas of Mendon that are highly valued by residents and contribute to the community's character including the VanderSluis Farm, Twin Elm Farm, and Lake Nipmuc. More information about these can be found in the Open Space and Natural Resources chapter.

Blackstone Valley Prioritization Project (2012)

The 2012 Blackstone Valley Prioritization Project was a regional planning initiative involving thirteen towns in the Blackstone Valley and CMRPC in which towns identified community priorities for land preservation and economic development.⁴The plan identified priority development areas (PDAs) and priority preservation areas (PPAs) within each town. PDAs can support additional development or redevelopment, while PPAs deserve special protection because they contain valued environmental or cultural features. This report classified Mendon as a "Country Suburb" without a significant village center or compact neighborhoods. This type of community also has plentiful vacant land and will see rapid population growth and conventional subdivision development on previously undeveloped open space. More information about the Prioritization Project can be found in the Open Space, Recreation, and Natural Resources chapter.

Open Space and Recreation Plan (2013)

The Mendon Open Space and Recreation Plan (OSRP) was developed to preserve critical parcels of land for resource protection and passive recreation enjoyment while providing active recreational facilities to meet the needs of Mendon's residents. At the time the plan was developed, Mendon was experiencing increased residential development due to improved access for commuters increasing to young families desiring

³ Massachusetts Department of Conservation and Recreation; John H. Chafee Blackstone River Valley National Heritage Corridor; Quinebaug and Shetucket Rivers Valley National Heritage Corridor. June 2007. "Mendon Reconnaissance Report." <https://www.mass.gov/doc/mendon/download>

⁴ Central Massachusetts Regional Planning Commission. 2012. "Blackstone Valley Prioritization Project." <http://www.cmrpc.org/bvpp>

recreational facilities. This population growth raised concern for the preservation of recreational facilities and open spaces. The OSRP was developed by the Town and reflects the vision of Mendon's residents, the expertise of the town boards, and data analysis.

The OSRP identifies several parcels that have been preserved as open spaces and recreation facilities. The OSRP serves as a guide to balance desired growth with preservation and to improve the quality of life in Mendon. The overall goals of the OSRP are as follows:

- To protect critical parcels of land for conservation and passive recreation.
- To provide active recreation areas to meet the needs of Mendon's growing population.
- To access funding and land protection strategies to protect or purchase land for open space or recreation.
- To maintain recreational and passive recreation properties the Town owns.
- To protect the Town's water resources such as wetlands, ponds, and aquifers.
- To provide support to farmers who want to keep their land in agriculture and maintain productive farms.
- To help guide business and residential development to shape Mendon's growth, avoiding haphazard development.
- To provide cemetery space for future needs.
- To assist in the acquisition of land for the Town of Mendon's needs.
- To work toward the goal of 10% affordable housing units for the Town of Mendon.

Municipal Vulnerability Preparedness Plan (2018)

In 2018 Mendon completed a Municipal Vulnerability Preparedness (MVP) Plan. Facilitated by the Blackstone River Watershed Association (BRWA) and funded by the Executive Office of Energy and Environmental Affairs, the plan identified key climate-related hazards, vulnerabilities, and strengths, adaptation actions, and next steps. With the designation as an "MVP Program Community," the Town is eligible for follow-up grant funding and priority status for other State grant opportunities.

The most significant hazards identified in the plan include flooding; severe snowstorms, ice storms, and Nor'easters; severe thunderstorms, wind tornadoes; wildfires, brush fires; earthquakes; dam failure; drought; and extreme temperatures. Through a public workshop, participants identified extreme precipitation including snow, ice, and rain; damaging winds; heat waves and drought; and extreme cold as the top hazards.

Top recommendations to improve resiliency are highlighted in the Summary of Findings as expanding emergency response, implementing low-impact development and open space residential development bylaws, preventing flooding, and improving inter-departmental communication. The plan identifies several Nature-Based Solutions to address hazards like flooding, erosion, drought, and heat. Incorporating some of these solutions into local planning, zoning, regulations and built projects can help to minimize impacts on the community, reduce costs, and improve public safety, leading to a more resilient community. These include Low Impact Development (LID), Open Space Residential Development (OSRD), reducing parking requirements, and encouraging bioswales. These items and others identified in the MVP will help to preserve more open space, reduce erosion by limiting soil disturbance and allow more rainwater to percolate into the

soil thereby reducing stormwater runoff. The preservation of open space also results in economic benefits in the form of outdoor recreation consumer spending, the creation of jobs, and an increase in tax revenue.

Housing Production Plan (2019)

The Mendon Housing Production Plan (HPP) was completed by the Central Massachusetts Regional Planning Commission, approved by the Department of Housing and Community Development, and revised in June 2019. The HPP used 2010 U.S. Census data that showed Mendon's Subsidized Housing Inventory (SHI) consisted of 40 units or 1.9% of its total housing stock. The Town is 158 units short of meeting the Chapter 40B SHI target of 10%. The HPP provides a projection for meeting this goal by producing sixteen affordable units annually for ten years to meet the production goal of the 10% threshold set by Chapter 40B. The plan outlines strategies including:

- The creation of housing on Town-owned land.
- The adoption of Inclusionary Zoning; amending the Zoning Bylaws to allow accessory housing units; adopting Bylaws to allow multi-unit dwellings and mixed-use development.
- Promoting the reuse of existing structures.
- Using Community Preservation Act funding to promote the development of affordable housing.
- Creating an inventory of properties suitable for subsidized housing.

Other strategies for capacity building, zoning and policy changes, and housing development are detailed in the HPP and the Population and Housing chapter of this Master Plan.

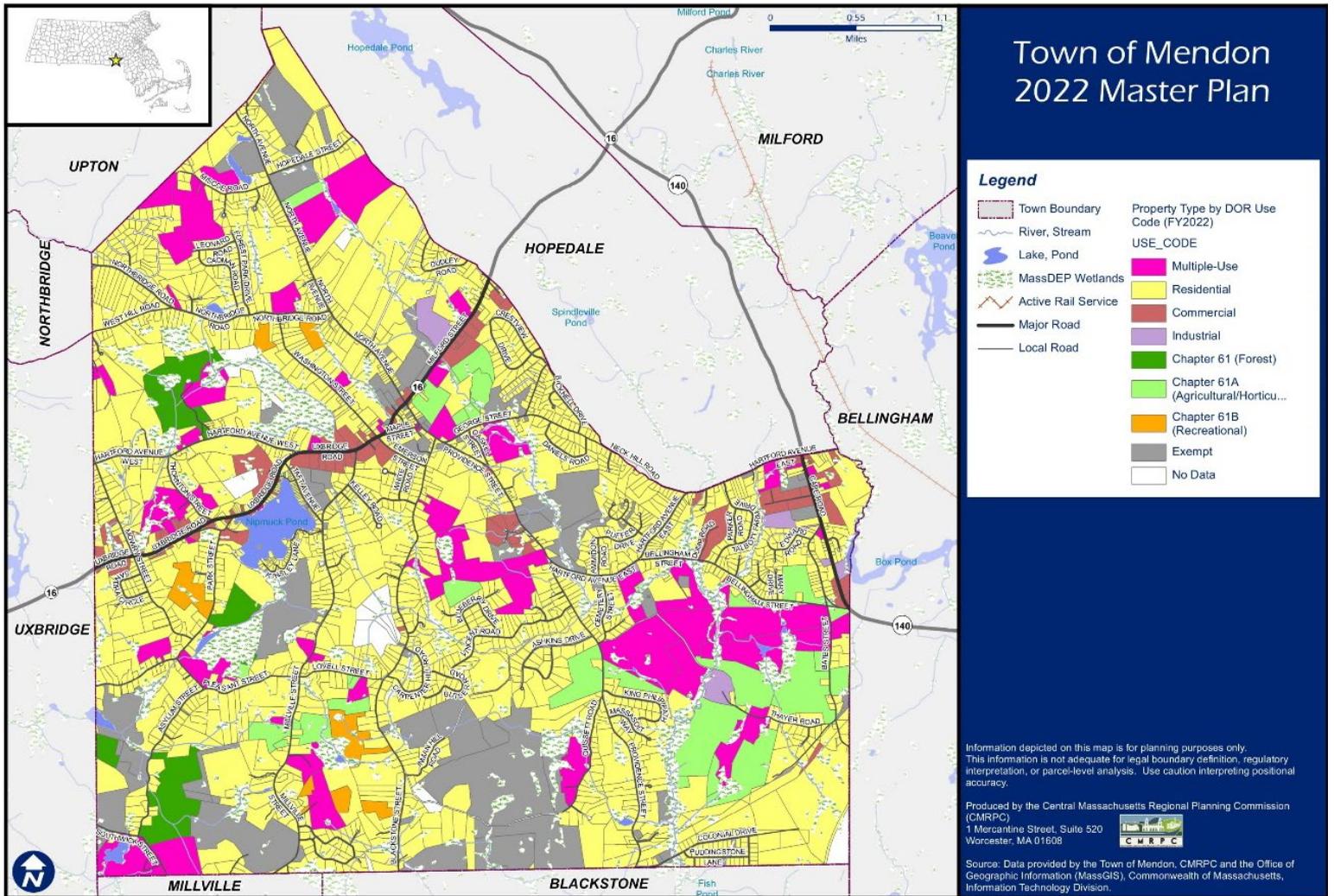
Existing Conditions

Mendon is primarily a rural residential community with a rich agricultural heritage. Today, it is a commuter town where workers in urban centers like Worcester, Providence, and Boston can enjoy a bucolic family-friendly lifestyle. Approximately 49% of residents work in Worcester County while 51% work outside of the county. Residents want to preserve this beautiful rural character while ensuring the Town provides an appropriate selection of goods, services, and jobs. The following sections will discuss the historical patterns of land use that inform Mendon's current conditions and how Mendon can provide for the desired forms of future development.

Land Use Distribution

Historically, Mendon's land use consisted of one central area for municipal affairs and commerce, with a periphery dominated by agricultural uses. Mendon has done well to preserve its agricultural heritage and to preserve several significant open space areas. Still, Mendon has seen a general reduction in small-scale agricultural production and an increase in residential expansion. Route 16, Route 140, Providence Street, Blackstone Street, Millville Road, Hartford Avenue East and West, Bellingham Street, and North Avenue are the primary transportation routes that convey local traffic and serve downtown while connecting Mendon to neighboring communities.

Map LU1: DOR Land Use Map



Land Use Patterns

Table LU1 summarizes land use patterns in Mendon based on Massachusetts DOR land use code categories. These are standardized codes for use in local property assessments and thus provide an excellent resource for trend analysis. As the table indicates, aside from exempt property, Mendon’s developed land patterns are dominated by residential uses. These make up 63% of the lot acreage in Mendon. Tax-exempt property accounts for 12.24% of the land area. Commercial and industrial uses, which pay the same tax rate as other taxable uses, tend to consume fewer resources. These uses comprise only 3.71% of the total land area.

Table LU1: DOR Land Use Category by Assessor Lot Acreage

DOR LU Category	Acres	%
(1) Residential	6,807.69	62.79%
(3) Commercial	343.46	3.17%
(4) Industrial	58.06	0.54%
(6) Chapter Land Forest Property	415.38	3.83%
(7) Chapter Land Agricultural/ Horticultural	1,554.32	14.34%
(8) Chapter Land Recreational	240.74	2.22%
(9) Exempt Property	1,326.86	12.24%
(0) Multiple-Use	94.91	0.88%
Grand Total	10,841.42	100.00%

Source: Town of Mendon Assessor Office

Hybrid data produced by MassGIS for Land Cover/Land Use in 2016 has the advantage of describing multiple land uses or covers within a single parcel—information that is especially useful for a Town like Mendon where the average residential lot is large— not all of which will be built out. The MassGIS data provides land area and percentages using the following 20 categories (Table LU2).

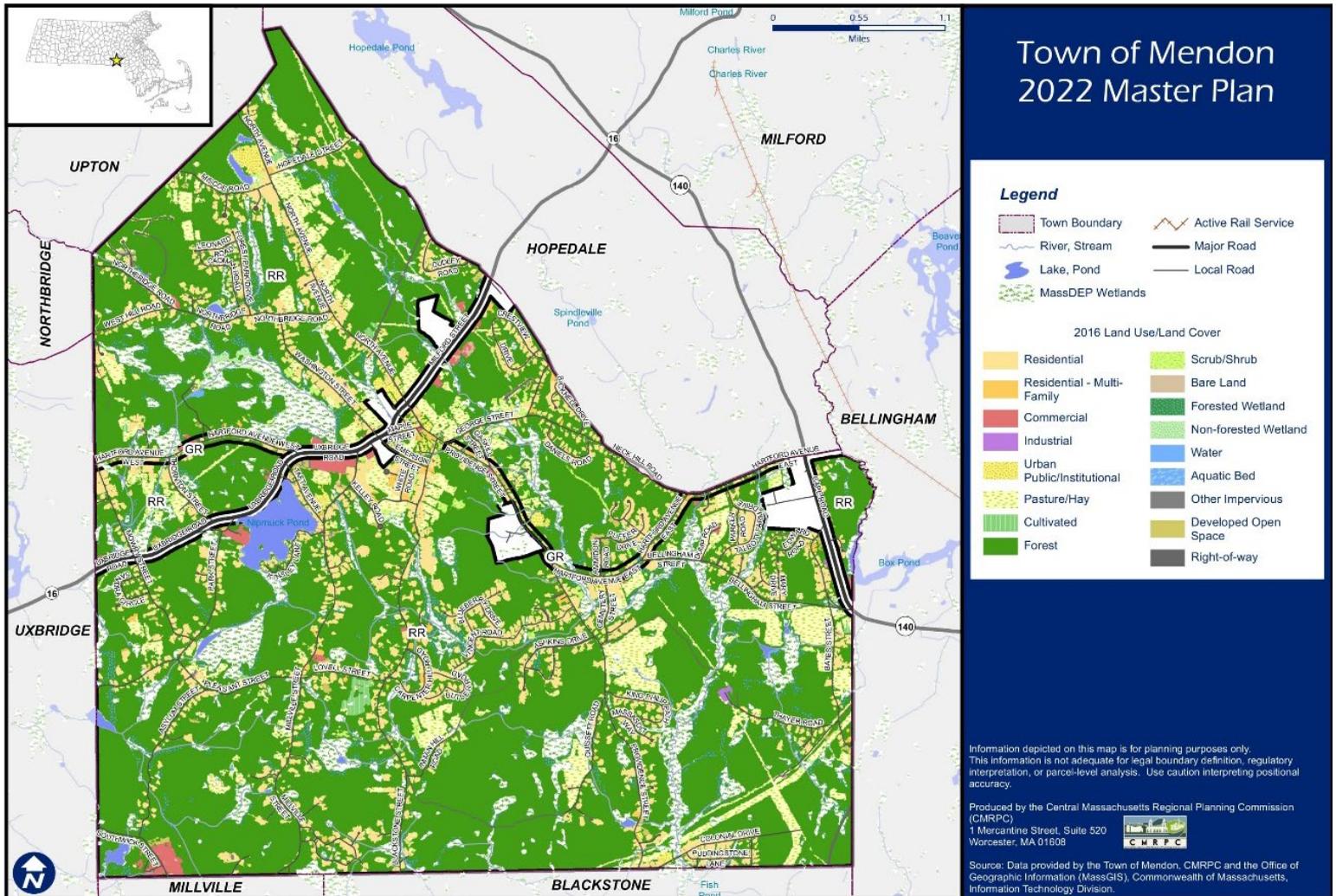
Table LU2: Land Cover/Land Use (Source: MassGIS, 2016)

Land Use/Land Cover Type	GIS Acres	%
Aquatic Bed	5.69	0.05%
Bare Land	25.91	0.23%
Commercial	76.22	0.66%
Cultivated	25.30	0.22%
Deciduous Forest	5,290.16	45.97%
Developed Open Space	1,166.98	10.14%
Evergreen Forest	1,826.07	15.87%
Forested Wetland	1,302.30	11.32%
Grassland	341.51	2.97%
Industrial	6.50	0.06%
Mixed Use - Primarily Residential	4.38	0.04%
Non-forested Wetland	261.47	2.27%
Other Impervious	46.74	0.41%
Pasture/Hay	475.30	4.13%
Residential - Multi-Family	15.51	0.13%
Residential - Other	8.12	0.07%
Residential - Single Family	209.15	1.82%
Right-of-way	221.66	1.93%
Scrub/Shrub	83.05	0.72%
Water	115.78	1.01%
Grand Total	11,507.81	--

Source: MassGIS, 2016

Mendon is primarily made up of non-developed land, which contributes to the community’s rural character. Over 10,000 acres or 95% of Mendon’s land cover can be classified as non-developed. The largest developed land use category, excluding right-of-way, is single-family residential at 209 acres. Multifamily residential, commercial, industrial, and mixed-uses account for the least amount of land cover acres in Mendon. Map LU2 shows the distribution of different land uses and coverage across Mendon. The following sections discuss the history of these land use and land cover patterns, their issues and opportunities, and provide recommendations that will help Mendon attain the community’s vision for the future.

Map LU2: Residential Zoning Versus Land Use



Map LU2: 2021 Land Use/Land Cover Map

Residential

Mendon grew exponentially from 1930 until 2000, then slowed until 2010 before experiencing additional growth that has continued until today. Between 2020 and 2040 Mendon's population is projected to grow by about four percent, or 257 people. Most of the land in Mendon is zoned for large lot residential use. Like many other communities with large lot zoning, development in Mendon has spread outward from the town center with low-density housing that requires extra miles of roadways and fuels car-dependence. Such a trend is unsustainable as it requires higher costs to maintain roads and the amount of land available for development is limited. Development is further limited by the lake and other protected lands. This trend is intensified by local regulations that have long favored single-family housing. Single-family units tend to be the most expensive and utilize the most land resources. The larger lot size is required in areas that do not have a public water supply as they need to accommodate both a well and a septic system. With advances in modern septic design standards, the Town may want to consider re-evaluating lot size.

Mendon should re-evaluate the large-lot, low-density zoning approach for some areas near the center of town. As of 2019, attached and detached single-family units accounted for 98% of housing. Mendon can prioritize higher densities in targeted locations to mitigate the impacts of future growth. There is no zoning district for multifamily housing; however, two-family dwellings are permitted in residential districts. Residents describe a need for housing for families, seniors, and low-income & moderate-income households in Mendon with identified support for single-family housing, two-to-six-unit apartment buildings, accessory dwelling units, cottage housing, and tiny homes. Mixed-use development near the Town Center could provide needed housing. Dense development typically follows sewer lines, and the lack of a public sewer system is a clear development constraint. Planning for multiple styles of clustered development can provide for this need while aiding in the preservation of open space. Given the significance of residential land uses, residential growth management will be key to preserving town character for future generations.

Commercial/Industrial

Commercial land comprises 3.17% of the Town's total land use inventory and contributed approximately 5.87% to town revenues in 2021. Industrial land uses comprise 0.54% of land use and 0.36% of town revenue in 2021. While there are limited Industrial uses in Mendon, there is not a specific Industrial zoning district; however light manufacturing and light assembly are permitted uses in both General Business and Highway Business Districts. Industrial and Commercial uses over 10,000 square feet require a Special Permit from the Planning Board. The Town lacks a municipal water and sewer system, although some portions of Mendon are connected to Hopedale utilities. This presents a challenge to expanding the Commercial and Industrial tax base. The Mendon Economic Development Committee and Water Commission are researching ways to bring water to commercial-zoned areas. In 2022, the Town commissioned a study to explore expanding water and sewer service. Commercial uses are the focus of municipal growth strategies, as discussed in the Economic Development chapter. The Town may not need to expand the Commercial districts to promote economic development but rather amend zoning regulations in the existing zones or explore increased mixed-use provisions in some areas. Industrial development is clustered along Route 16 with commercial development along Route 140.

The Town will be served well by exploring infill, redevelopment, and reuse opportunities along Route 16, Route 140, and in Town Center. Survey results indicated a desire to improve the aesthetics of the downtown area, attract businesses for vacant storefronts, add parking, and create a place for community gatherings. The Town should improve the streetscape and add sidewalks to allow and promote more pedestrian and bicycle access to businesses where possible. Providing accessible areas that are at a neighborhood scale is a proactive approach to economic development that supports existing businesses and encourages new ones. Placemaking and quality-of-life enhancements are likely to lead to the filling of vacant commercial space. Providing access to additional goods and services in Town will be a benefit to residents and business owners alike.

Of vital importance to achieving the desired uses is a comprehensive review of the Zoning Bylaws to ensure that zoning is consistent with the goals of the Master Plan and other strategic plans. Zoning that supports a mix of uses with the addition of pedestrian and bicycle infrastructure could emerge as a vibrant area that encourages business patronage and additional business development. In recent times, more people are working from home, thus the zoning bylaws should also be amended to support work-from-home and home offices and address the specifics of home occupations.

Non-Developed

There are several distinct types of land use and land cover which can, when successfully linked, create a resilient environmental network. Open space and recreation lands, non-built areas of large residential plots, surface water, and agricultural and forestry lands can interact to maintain the ecological integrity of Mendon's natural resources, environmental services, and idyllic character. These lands account for over 94.6% of Mendon's total land cover. The extent of non-developed land cover in town results from policies employed by the Town, State, and broader region. Mendon already employs a Stormwater Management Bylaw and a Right-to-Farm Bylaw.

The 2016 MassGIS Land Use/Land Cover data (Map LU2) identifies 25.30 acres of cultivated land and 475.30 acres of pasture/hay. Agricultural lands total 1,554 acres or 14% of the town's area. These uses are supported by Mendon's Right-to-Farm Bylaw and Chapter 61A regulations. Table LU2 and Map LU2 show 7,116 acres of forest in Mendon or 61% of total area. MassGIS identifies 1,302 acres of forested wetlands in Mendon or 11% of the total area. 261.5 acres, or two percent of total area, is non-forested wetlands; 5.7 acres, or half a percent, of total area is aquatic beds; and 116 acres, or one percent of total area, is water.

Mendon has six areas identified by the State's BioMap2 Project as "core habitats" for the conservation of biodiversity for future generations, making up 2,456 acres, of which 371 acres, or 15% of total core habitat, is protected.⁵ Additional core habitat land can be protected with conservation restrictions.

As of 2012, there were 745 acres of permanently protected open space and recreation lands in Mendon, amounting to 6.5% of land. Some of these properties include 17 acres off Hartford Avenue, the Meadow Brook Uplands property, Muddy Brook South, and Muddy Brook North.⁶ The Open Space and Natural Resources chapter has more information on protected lands including a map depicting these areas. Chapter

⁵ MassGIS. n.d. https://maps.massgis.state.ma.us/dfg/biomap/pdf/town_core/Mendon.pdf

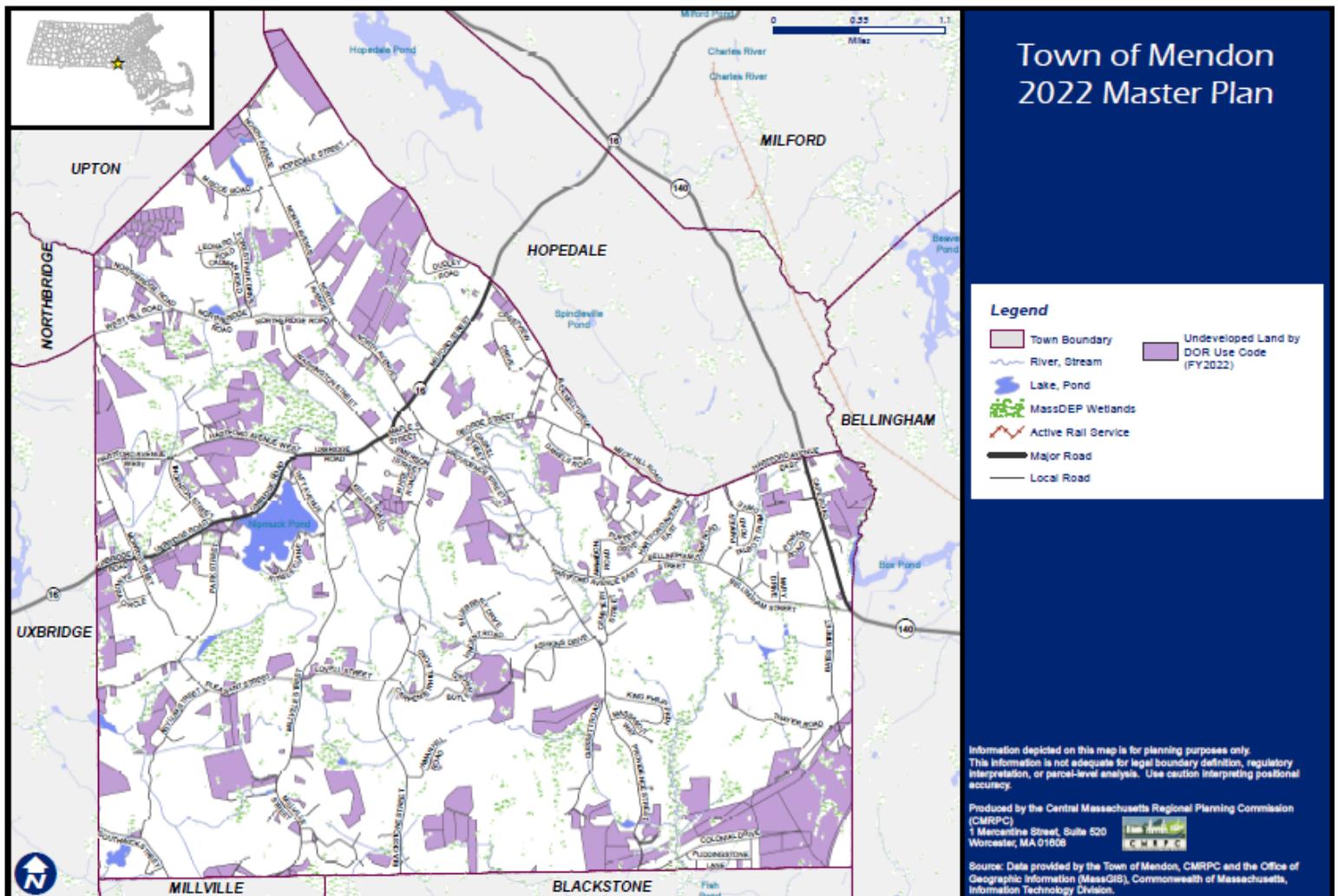
⁶ Protected Lands. n.d. <https://metacomelandtrust.org/protected-lands>

61B tax exemptions can be used to support land preservation. These undeveloped lands are critical to the protection of ecosystems and help buffer the effects of climate change (Map LU2).

Vacant Land

Vacant land presents an opportunity to revive underused areas. This land is distinct from open space and conservation land as it falls in a specific zoning district but is unused for conservation or recreation or commercial, industrial, or residential uses. Some parcels may be appropriate for redevelopment, while other parcels may be better suited for conservation. Vacant parcels can contribute to blight, as they may have been previously developed and then abandoned. Quality vacant parcels may be candidates for conservation, but parcels near existing development present an opportunity for small-scale development. A picture of ownership rights is necessary for planning future uses of these parcels.

Map LU3: DOR Vacant Land



Map LU3: Vacant Land Map

Zoning

Mendon is divided into four zoning districts: General Business, General Residential, Highway Business, and Rural Residential, in addition to two overlay districts. Ninety-five percent of Mendon is classified as Rural Residential, which is zoned for large lot single-family housing. The other zoning districts amount to a minority of the land along main roadways. The zoning bylaws are discussed in depth later in this chapter along with opportunities for change. Table LU3 shows the acreage for each zoning district, and Map LU4 depicts the Zoning Districts in Mendon. Table LU4 shows that 96.6% of land is zoned as residential.

Table LU3: GIS Acres by Zoning District

Zoning District	GIS Acres	Percent
GB - General Business District	280.19	2.43%
GR - General Residential District	177.24	1.54%
HB - Highway Business District	114.01	0.99%
RR - Rural Residential District	10,945.02	95.04%
Grand Total	11,516.46	--

Source: Town of Mendon Assessor Office, CMRPC, MassGIS.

Table LU4: GIS Acres by Zoning Type

Zoning District	GIS Acres	%
Commercial	394.20	3.42%
Residential	11,122.26	96.58%
Grand Total	11,516.46	--

Source: Town of Mendon Assessor Office, MassGIS.

Residential Zoning Districts

The town has two residential zoning districts. The Rural Residential District comprises 10,945 acres and is intended to preserve and protect the rural character of Mendon, promote agricultural uses, and provide for low-density, single-family, and two-family residential uses.

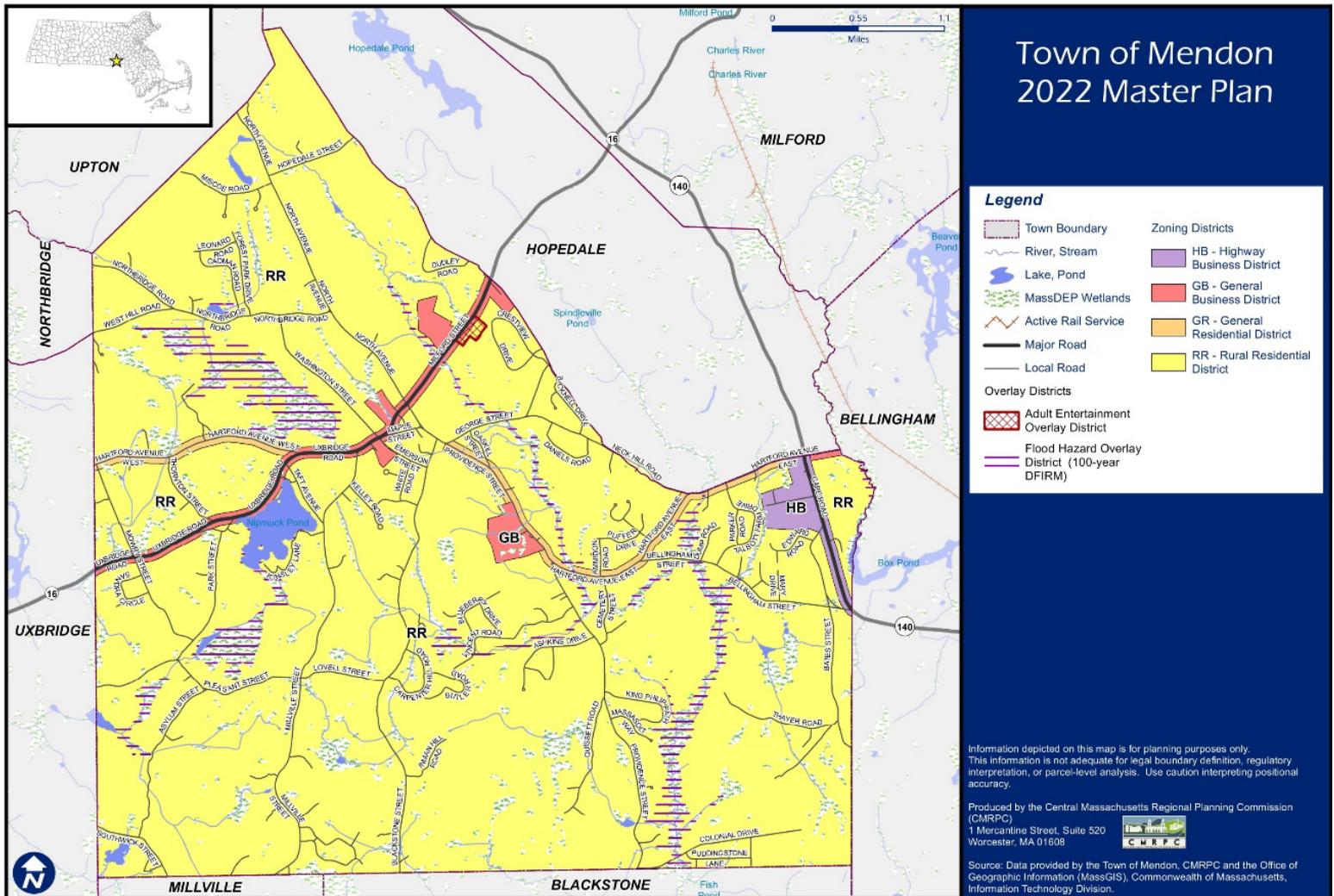
The General Residential District comprises 177 acres along Hartford Avenue West, Providence Street, and Hartford Avenue East. This district provides for a mix of Rural Residential District uses with recreational uses and compatible small-scale, low-intensity municipal and business uses.

While allowing a broad range of uses, limitations are established to minimize negative impacts on abutting properties. Single-family dwellings require a 60,000-square-foot parcel, and two-family dwellings require a 90,000-square-foot parcel. Other uses in residential districts require a 60,000-square-foot parcel.

Residential districts make up the largest zoning districts in Mendon. Table LU3 summarizes each district by the percentage of total land. The largest residential district, Rural Residential, is the most restrictive of the residential districts and has the largest capacity for residential expansion. There are no multifamily zoning districts in Mendon.

Mendon should evaluate residential zoning and consider development regulations that preserve more open space, provide for reduced erosion, and allows for more infiltration of rainwater. This may encourage well-designed development, improve quality of life, and reduce the impact of development on the environment.

Map LU4: Zoning Districts



Map LU4: Zoning District Map

Non-residential Zoning Districts

Mendon has two business zoning districts, General Business and Highway Business (Map LU4).

General Business: The General Business (GB) District comprises 280 acres. Most of this district is found along Route 16, with smaller areas of this district along Providence Street and Hartford Avenue East. The purpose of the GB District is to provide for the business needs of Mendon in areas where access is acceptable and where adequate off-street parking can be provided. Permitted uses in this district include retail uses, building materials sales, craft shops, professional offices, banks, trade or professional schools, personal care services, dry cleaning, restaurants, light manufacturing, and roof-mounted accessory solar facilities, among others. Uses that require a Special Permit include kennels, nonprofit organizations, craft and artisan shops, and drive in theatres. All uses in the GB district require a 40,000-square-foot parcel.

Highway Business: The Highway Business District (HB) comprises 114 acres along Route 140 in the southeastern corner of Mendon. The Highway Business District allows similar uses to the GB District, but also provides for uses that generate a significant amount of motor vehicle traffic. The HB district requires a buffer between businesses and residential uses, and all uses in the HB district require a 40,000-square-foot parcel. Permitted uses in the HB district include indoor commercial entertainment facilities, in addition to those permitted in the GB district.

Uses requiring a Special Permit in the General Business and Highway Business districts include family childcare facilities, shopping centers, hotels, motor vehicle repair, automobile dealerships, sports facilities, marijuana establishments, and adult entertainment use.

Overlay Districts

Mendon has two overlay districts: the Adult Entertainment Overlay District and the Flood Hazard Overlay District (Map LU4). Mendon used to have two other overlay districts: the Affordable Housing Overlay District, which was eliminated in 2012; and the Large Scale Ground-Mounted Solar Photovoltaic Facilities Overlay District, which was eliminated in 2016.

Adult Entertainment Overlay District

The Adult Entertainment Overlay District was established in May 2008 and includes four parcels in the General Business District along the eastern portion of Milford Street (Map LU4). One of these parcels is a mini-storage facility, one is a power transmission station, and two have vacant commercial buildings. A Special Permit from the Zoning Board of Appeals is needed for any Adult Use business.

These businesses must be at least 500 feet from any childcare facility, park, playground, recreational area, and other Adult Use businesses. They must be located at least 300 feet from residential buildings and need a 50-foot vegetated buffer and screening fence. There are specific building size, building height, and signage regulations.

Flood Hazard Overlay District

The Flood Hazard Overlay District was established to protect human life and property from periodic flooding hazards to facilitate accurate insurance ratings and promote flood insurance awareness and availability. It is intended to preserve and maintain the groundwater table and water recharge areas within the flood plain.

The overlay district includes all special flood hazard areas designated as Zones A and AE on the Worcester County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA). The boundaries of the district may be defined by the 100-year base flood elevations as shown on the FIRM and the Worcester County Flood Insurance Study (FIS). Development within this district is also subject to the requirements of M.G.L. C 131 §40 (Removal, fill, dredging, or altering of land bordering waters); MA State Building Code; Wetlands Protection Regulations of the Department of Environmental Protection (DEP); and MA DEP 310 CMR 15.000: Septic Systems (“Title V”).⁷

⁷ Town of Mendon. n.d. Mendon Zoning Bylaws §5.03

https://www.mendonma.gov/sites/g/files/vyhlf881/f/uploads/2021.05.08_-_mendon_zoning_by-laws_as_of_5.8.21.pdf

Uses involving the storage or disposal of soil, loam, peat, gravel, refuse, trash, hazardous materials, and materials used for snow and ice control are prohibited in this district. Also prohibited are draining, excavation, dredging, removal, relocation, or transfer of these materials. Limited uses are permitted in this overlay district upon approval of a special permit from the Planning Board after review by the Conservation Commission, Planning Board, Board of Health, and Building Inspector. The Planning Board must find that the proposal complies with the requirements of the underlying zoning district and will not result in an increase in flood levels during a statistical hundred-year storm. The Water Resources Map 2 in the Open Space and Natural Resources chapter outlines the flood plain delineation.

Parking Requirements

Parking requirements in Mendon adhere to the traditional minimum of two parking spaces per dwelling unit. Parking required for other uses varies (Table LU5). The Planning Board may grant a waiver of up to 20% of the required parking if the applicant can show that parking will be available for the intended use. The bylaws encourage the use of landscaping and low-impact development practices.

Surface lots with over 15 spaces in certain districts or serving certain uses must have one shade tree for every 15 parking spaces. There are other requirements for parking lots with more than 75 parking spaces, including row separation regulations, planting strips, and six-foot-wide walkways. Planting strip design should consider light poles, snow storage, emergency access, and safe pedestrian access. The Planning Board may allow parking covered with solar panel canopies if planting is impossible.

Table LU5: Mendon Off-Street Parking Requirements

Type of Use	Parking Required
Single Family Home	2 spaces per dwelling unit
Two Family Dwelling	2 spaces per dwelling unit
Church, Place of Worship	1 space per 4 seats
Convalescent or Nursing Home	3 spaces per 1,000 square feet of gross floor area
Bed and Breakfast	1 space per guest room unit plus 2 spaces for family
Hotel	1.5 spaces per guest unit plus required parking for any restaurant or places of assembly located within the premises.
Restaurants and other places serving food or beverages	1 space for every 5 seats plus 1 space for each 5 employees
Motor Vehicle Service Station	1 space per 200 square feet of gross floor area
Retail store, service establishment, financial institution, shopping center	1 space per 250 square feet of gross floor area
Furniture, floor covering, or appliance Store	1 space per 500 square feet of gross floor area
Automobile Repair, Sales, or other workshop	1 space per 300 square feet of gross floor space plus requirements for outdoor sales if applicable
Professional office, clinics	1 space per 300 square feet of gross floor area
Home Occupations	3 spaces plus required residential parking with a maximum of 5 spaces
Private Club, Country Club including golf course, or other similar recreation facility	1 space per 1,000 square feet of fully enclosed area plus required parking for accessory uses such as a restaurant and meeting rooms. Golf Course shall require a minimum of 100 spaces;

	tennis, racquetball, or the like shall require 2 spaces per court in addition to the above-mentioned requirements.
Funeral or undertaking establishment	40 spaces plus 10 spaces per chapel or parlor over one.
Wholesale, Manufacturing, Contractors Yards, Warehousing	1 space per 1,000 square feet of gross floor area
Child Care	1 space per 500 square feet of gross floor area
Schools	4 spaces per classroom plus 1 space per 5 seats of dedicated public assembly space
Library, Museums	1 space per 600 square feet of gross floor area
Theaters and places of assembly	1 space per every 5 seats

Source: Town of Mendon Zoning Bylaws

Subdivision Regulations

Subdivision regulations significantly influence land use due to the prominence of residential development. These regulations are meant to guide the approval process of a subdivision plan and include the procedure for submitting subdivision plans, design standards, basic site grading, paving requirements, storm drainage system requirements, and general administration.

Mendon’s Subdivision Rules and Regulations encourage LID and require that developers prove if LID is not possible due to site conditions.⁸ The Town’s 2018 MVP plan noted the lack of and inconsistent application of LID and green infrastructure between the Subdivision Regulations and Zoning Bylaws.

Mendon passed an Open Space Communities bylaw in 2021, noted in the bylaws as the "preferred form of residential development." Stakeholders report that all subdivision proposals since the bylaw passed have been designated as Open Space Communities. The Planning Board has edited the bylaw since its proposal and has added more details to help developers comply with the bylaw's intents.

Mendon zoning allows for conventional development and provides no mechanism for incentivizing or requiring Open Space Community development. There is an opportunity for Mendon to move closer to sustainable development best practices with more changes to its bylaws, including the adoption of sustainable practices like Low-Impact Development and Cluster Development. Zoning bylaw amendments may require amendments to the Subdivision Regulations to ensure the two documents agree.

Additional Bylaws

Mendon has adopted additional bylaws affecting land use, some of which are discussed in other chapters. A brief list is included here for reference:

- Signs
- Local Historic Districts
- Wireless Communication Facilities
- Right-to-Farm

⁸ Town of Mendon. Revised March 12, 2020. "Rules and Regulations for Subdivision of Land." https://www.mendonma.gov/sites/g/files/vyhlf881/f/uploads/2020.03.12_-_pb_subdivision_rules_regs.pdf

- Solar Photovoltaic Facilities
- Stormwater Management
- Motor Vehicle Service Stations
- Adult Entertainment
- Marijuana Establishments

Development Constraints

While proximity to Route 495, Route 146, and the Massachusetts Turnpike makes Mendon attractive for development, other conditions serve as constraints. As previously detailed, development constraints include the lack of sewer service and a public water source. Most residential buildings and businesses use private wells for water, but there is a small water supply that serves 154 customers, and the Town of Hopedale provides water to a few properties. More detailed information about infrastructure can be found in the Town Services and Facilities chapter.

Mendon has large areas covered with glacial till with some sand, gravel, and alluvial deposits near Muddy Brook. These till-based soils drain slowly and are often unsuitable for septic systems and water supplies. Around 20% of land has been designated as "prime farmland" by the United States Department of Agriculture based on its soil composition.⁹ This area is found along Providence Street, Bellingham Street, and North Avenue, and more detail can be found in the Soils and Limitations Map in the Open Space and Natural Resources chapter.

There are 2,200 acres of Chapter 61 land protected for forestry, agriculture, open space, and recreation. Other constraints in Mendon include the zoning regulations and wetlands. Future development must be planned and balanced to preserve the rural, agricultural, and historic character of Mendon. More detailed information about constraints is discussed further in the Open Space and Natural Resources chapter.

Issues and Opportunities

Extensive public outreach during the Master Planning process highlighted the balance between guiding town growth while preserving the historic Town Center and rural character. Residents consistently envisioned forms of community-appropriate development that expanded amenities without sacrificing town character. Several themes emerged from outreach efforts.

- The value for growth that preserves Mendon's character and Historic Districts.
- The need for housing for families, seniors, and low-income and moderate-income households.
- The need to diversify and expand the tax base.
- The desire for more small retail, restaurants, and personal services.

⁹ Town of Mendon. December 28, 2014. "Mendon, MA Open Space and Recreation Plan 2013-2020." https://www.mendonma.gov/sites/g/files/vyhlf881/f/file/open_space_and_recreation_plan_text_2013-2020_12.28.14.pdf

- The desire to expand social and recreational options including playgrounds, sports fields, and safe places for teenagers to gather.
- The desire for a community gathering space.
- The need for parking in the center of town.
- The desire to expand sidewalks and bicycle access, particularly on heavily traveled roads.
- The need to improve roads including the addition of left-turn lanes.

Land Use Projections

Population Changes and Projections

Land use needs are strongly influenced by population. The original 2020 population projection for Mendon was 6,159 residents, but the data released in the 2020 Census suggests that the population of Mendon has exceeded this projection. The actual population of Mendon in 2030 and 2040 is likely to be larger than the estimates shown in Table LU6, as projections are generally conservative.

Population increases require expanded housing and municipal services, more commercial development, and greater school system capacity. Anticipating population growth allows us to consider the land use decisions that can dramatically impact the future of Mendon. To accommodate population growth, Mendon should place housing development at the center of its land-use conversations. The construction of missing middle and small housing units is of great importance, given the current housing stock, which is 91% single-family housing and six percent two-family housing. Mendon can pass a Multi-Family zoning district with carefully considered development standards.

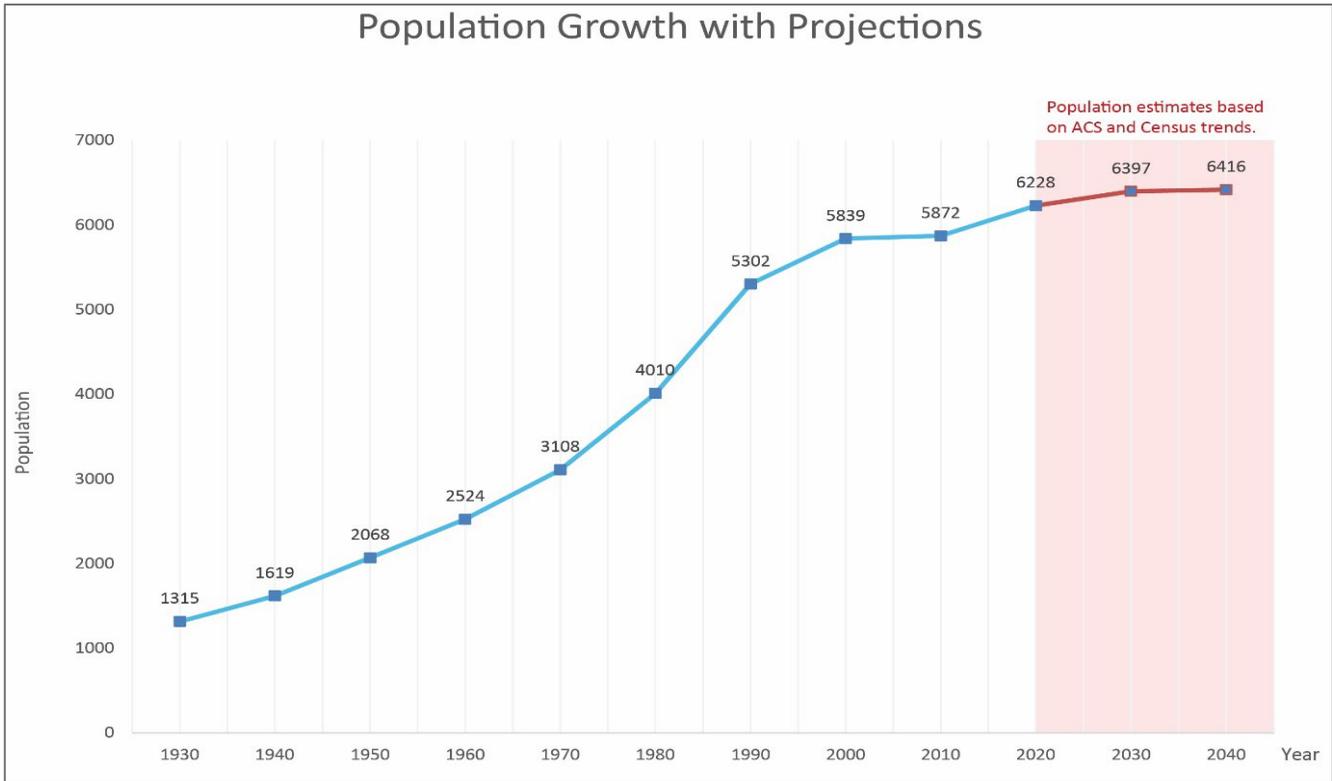
Population projections for the coming decades suggest that growth will slow, which corresponds with the region. The reduction in growth offers an opportunity to improve quality of life for residents.

Table LU6: Population Growth Projections

Population Year	Population	Notes
2000 population	5,286	
2010 population	5,839	10.5% increase over 2000
2019 ACS Estimate	6,115	
2020 population	6,228	6.6% increase over 2010
Population Projections		
2030 projection	6,397	Projected 2.7% over the decade of 2020 and 2030, or 169 more residents
2040 projection	6,416	Projected 0.2% over the decade of 2030 and 2040

Source: CMRPC, 2021

Figure LU1: Population Growth with Projections, 1930-2040



Source: U.S. Census Bureau 1930-2040; American Community Survey 5-Year Estimates 2015-2019, CMRPC Population Estimates

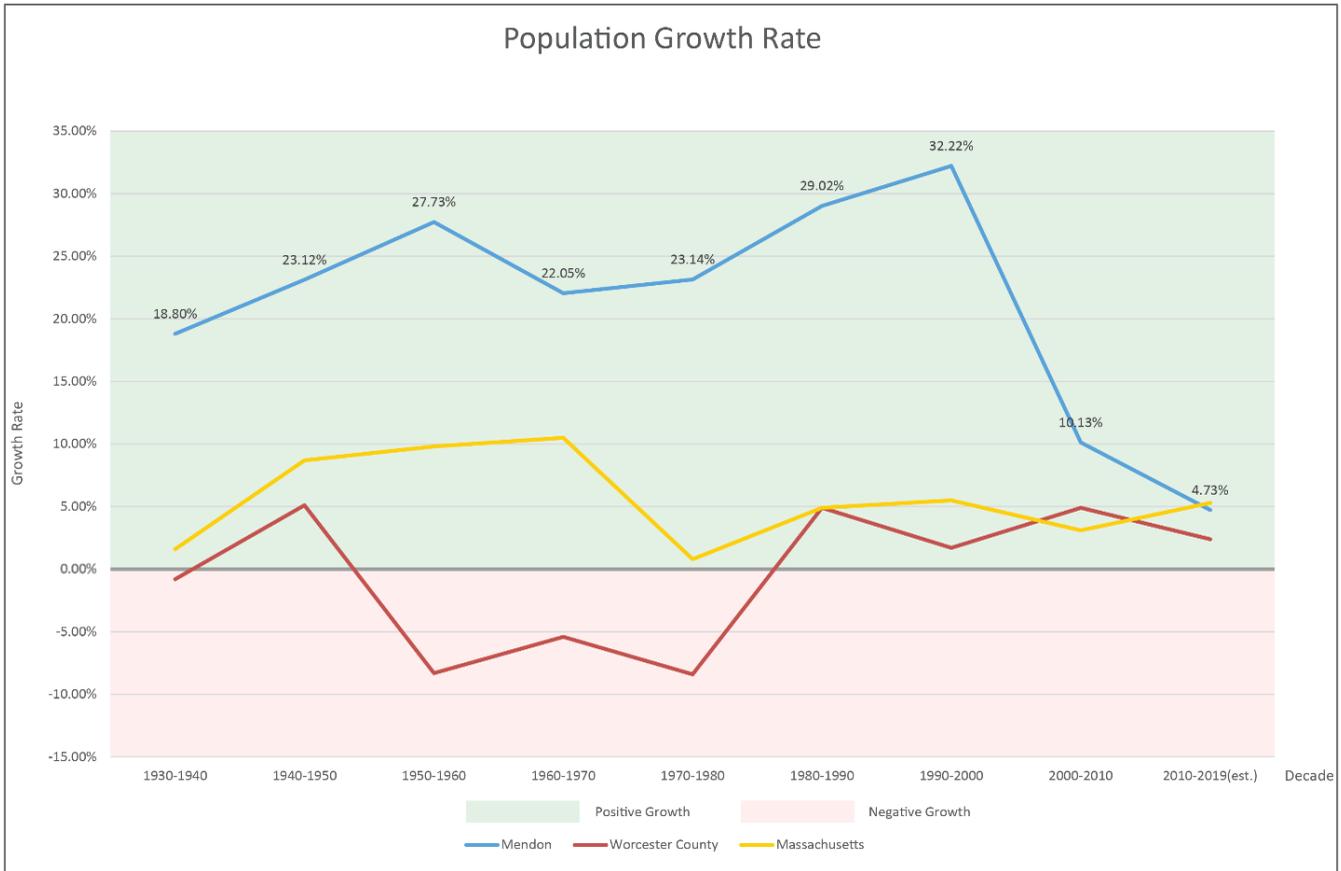
Mendon has enjoyed higher population growth rates in the last century compared to rates in Worcester County and Massachusetts. Mendon has grown more than twice as fast as the county and state starting with 19% growth in the 1930s, until the end of the 20th century. The growth rate during the 2010s and 2020s fell to five percent, converging with Worcester County and the state. Projections show Mendon’s population will grow similarly to Worcester County and Massachusetts in the next two decades.

Table LU7: Project Population Growth

Decade	Mendon		Worcester County		Massachusetts	
1930-1940	1,315	18.80%	193,694	-0.80%	4,316,721	1.60%
1940-1950	1,619	23.12%	203,486	5.10%	4,690,514	8.70%
1950-1960	2,068	27.73%	186,587	-8.30%	5,148,578	9.80%
1960-1970	2,524	22.05%	176,572	-5.40%	5,689,170	10.50%
1970-1980	3,108	23.14%	161,799	-8.40%	5,737,037	0.80%
1980-1990	4,010	29.02%	169,759	4.90%	6,016,425	4.90%
1990-2000	5,302	32.22%	172,648	1.70%	6,349,097	5.50%
2000-2010	5,839	10.13%	181,045	4.90%	6,547,629	3.10%
2010-2019 (est.)	6,115	4.73%	185,428	2.40%	6,892,503	5.30%

Source CMRPC, 2021, U.S. Census, ACS Estimate

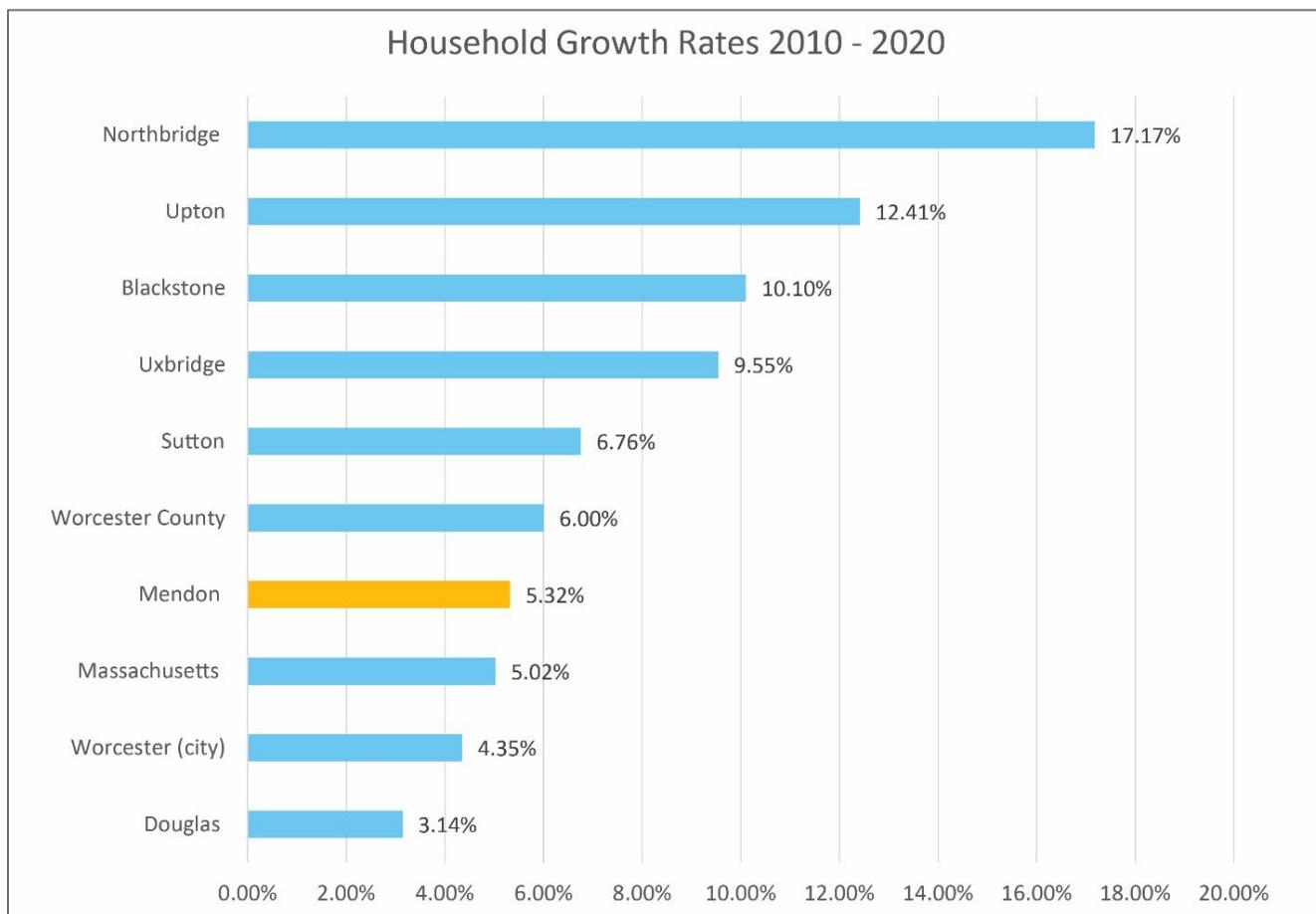
Figure LU2: Population Growth Rate, 1930-2040



Source CMRPC, 2021, U.S. Census, ACS Estimate

2020 Census data offers more information on household growth in Mendon. The number of households in Mendon grew from 1,955 in 2010 to 2,059 in 2020. This represents a five percent growth, similar to Worcester County, the state, and neighboring communities (Figures LU2 and LU3). More discussion on population and housing can be found in the Population and Housing Chapter.

Figure LU3: Household Growth Rate from 2000-2019



Source: American Community Survey 5-Year Estimates 2015-2019

Commercial and Industrial Development Potential

Because 20% of Mendon’s land area is protected, and 12% is exempt, the ideal areas for expansion of commercial and industrial development are the areas along Route 16, Route 140, and in Mendon’s Town Center. The limitations on infrastructure also limit opportunities for commercial and industrial development. Mendon should explore the feasibility of developing municipal water and sewer infrastructure or joining a neighboring town’s infrastructure.

The first step will be to complete the water and sewer infrastructure feasibility study underway in 2023. Key areas to focus on include redevelopment, reuse, infill, and mixed-use development. Mendon should identify areas that are most suitable for mixed-use development and create a district in which this is allowed. Providing support for home-based businesses is yet another way to promote economic development in the Town. The Town will benefit by hiring a full-time planner to coordinate these tasks.

As detailed in the Economic Development chapter, the municipal government should define a path to create a sense of place in the Town Center. Introducing placemaking features such as benches, sidewalks, bike paths, planters, and lighting are some ways to encourage people to use the area as a “third place.” Developing public

programs and events, including pop-up retail, will bring more people to Town Center. The zoning will need to be amended to permit these uses.

Several survey respondents expressed concern about the lack of parking in the center of Mendon. Identifying appropriate areas for parking is critical to the viability of businesses. Enhancing and maintaining the physical appearance of Mendon will serve to attract people to shop and dine. This includes improvements to wayfinding signage to direct people to the area and relevant locations. Facade improvements will improve the aesthetics of the structures while sidewalks, parking, and gathering spaces will help attract people to the area. Mendon should review and revise the existing design guidelines to encourage commercial storefronts and facades that reflect the desired aesthetic of the town.

Emerging Issues in Land Use

Towns operate at the intersection of changing environmental and policy pressures, and land use issues are evolving faster than ever. We cannot predict every emerging land use issue, but Mendon can commit to proactive and responsive action to serve residents. Multiple land use considerations have emerged as clear questions we must contend with moving into the future. It will be vital to enhance public awareness of traditional and emerging issues.

The Zoning Bylaws should be reviewed and updated to ensure that desirable non-residential uses are clearly defined and not overly restrictive. The bylaws should be updated to ensure support for the preservation of natural and agricultural land using tools including Agricultural Preservation Overlay Districts, Adaptive Reuse Bylaws, and Scenic Roads Bylaws. Residents have a stake in how the community will grow, and it is important to include their needs and desires in decision-making on planning policy. Mendon should develop strategies on how to solicit public interest in these issues.

Climate Change: Towns must cope with rapid changes to the environment. Towns can no longer rely on the climate status quo to drive decisions but must plan for changes in rainfall quantity, storm severity, water supplies, droughts, invasive species, and other climate effects. These will affect the municipal government's ability to provide residents with services. Mendon must prepare itself to be responsive to emergencies but can also offset climate change impacts by planning for development to fit new environmental conditions. This includes promoting "Smart Growth" policies which increase density and mobility options to reduce carbon impact, as well as designing infrastructure and services for resilience.

The more proactive planning Mendon completes, the less reactive recovery residents will face. One way to achieve this is for Mendon to concentrate on low-impact development that balances development with improving climate resiliency and protecting the natural environment. Mendon should build greater awareness of climate resilient and sustainable development and design principles. Mendon should also promote comprehensive and integrated planning that prioritizes and supports community resilience.

Growth Management: A major subject of this Master Plan has been the desire to strike a balance between development and maintaining a small-town agricultural character. Residents desire improvements to local amenities, and the high quality of life in Mendon continues to attract new residents. This growth can impact the character of Mendon which attracted residents in the first place. There is projected population growth, but the community can shape that growth in appropriate directions. Mendon has already begun to reassess

its land use practices to promote sustainable development. In 2020, with technical assistance received from CMRPC and Mass Audubon, Mendon identified and integrated many Low Impact Development practices into its zoning bylaws and subdivision regulations. Mendon also has an Open Space Communities Subdivision bylaw (passed in 2008), which allows developers to build the houses closer together if they set aside at least 55% of the land as open space. The provision is an as-of-right entitlement, meaning that developers do not require any further approvals beyond meeting the bylaw's requirements. Since the bylaw passed, every subdivision that has been built has followed this approach.

Mendon should continue to reevaluate the large-lot, low-density zoning policies which have failed to reduce growth rates. Instead, the town should continue to encourage the creation of well-designed, denser development clusters that are resilient to climate change and enjoyable to live in.

Mendon should evaluate key areas for specific types of development and create mechanisms to encourage this development. The production of an updated inventory of all municipally-owned parcels that are vacant and not restricted to a specific use will focus efforts to sites that are likely to be developed. Adequate infrastructure and services are essential to support residents now and in the future. Mendon should explore the prospect of sharing resources and forging partnerships to improve planning capacity with nearby towns. It will be vital for Mendon to make improvements related to matters such as renewable energy, parking, marijuana, and transition zones between industrial and residential zoning.

The Zoning Bylaw includes traditional requirements for lot size, frontage, and setbacks and limits the use of a parcel to a single use. Mendon should consider establishing a Mixed-Use zoning district. By developing zoning that allows for nodes that include mixed uses, these pockets can provide gathering places to promote community cohesion and improve quality of life. Mixed-use development would also serve to create a vibrant Town Center.

Parking standards should be evaluated to determine the appropriate standards for any newly created districts or uses. Shared parking should also be explored for complimentary uses to minimize the amount of impervious area. Requiring road and pedestrian connections between neighborhoods, public spaces, and commercial areas would be ideal. Dimensional Regulations should be evaluated and amended to correspond with zoning districts rather than use. The zoning map should be updated and digitized when new districts are established.

Mendon should take a proactive and responsive approach to land use policy developments. Rezoning efforts should limit development in key resource areas and guide intensive development to specific areas. Key parcels include those from North Avenue to Hopedale along Route 16. Careful thought should be given to cultivating the highest and best use of parcels in this area. The preservation of a small-town feel, rural character, and agricultural heritage is of vital importance, and this should be considered in land use decisions. Mendon should identify improved design standards that reflect the desire to preserve town character. Mendon should coordinate with the State on the use or disposition of State land. Mendon should consider updating the Wireless Communications Facilities Bylaw to include criteria for 5G facilities.

Combined Permitting and Site Plan Review: Factors that enhance the approval process for new businesses include the creation of a Permitting Guide that helps clarify the approval process. Along with

the expedition and streamlining of permitting, this will allow businesses to open sooner. Designating a single point of contact will help shepherd business owners and developers through the process.

Mendon should evaluate Site Plan Review to ensure it protects the town from undesirable development. The Town should clarify uses for which a Special Permit should be replaced with Site Plan Review to aid in streamlining the process. A waiver of the Site Plan Review process may be warranted in some cases, and the Planning Board should be given the discretion to grant waivers.

Affordable Housing: The housing affordability crisis has deepened across Massachusetts. People have been pushed out of urban centers to suburban and rural commuter towns. Higher land prices, combined with large-lot requirements, encourage developers to build larger and more expensive houses to recoup their costs. Most employed residents commute outside of Mendon for work. Rising housing prices in Central Massachusetts are likely to affect where people choose to live. We should aim to provide a diverse and well-distributed housing stock that meets the needs of families and individuals of all ages and income levels. This development should reflect the small-town feel, rural character, and agricultural heritage.

Aging Population: Seniors are a growing portion of residents and housing should reflect their needs. This is consistent with national trends as the Baby Boomer cohort reached retirement age. An aging population will result in greater demand for housing types suited for an aging household with fewer family members. There are limited senior housing options in Mendon, presenting a challenge for those who want to age in place. Mendon needs to adequately serve its aging population with affordable and diverse housing options including independent living and facilities with varying levels of care. Mendon should evaluate the need for additional senior housing and review the zoning criteria for nursing and convalescent homes.

Green Energy: Thirty-seven percent of survey respondents expressed a desire for more renewable energy production in town, and 46% are satisfied with the amount of renewable energy production. The Land Use Committee has been designated as the Energy Committee that supports the Green Communities grant program. Mendon needs to develop the regulatory infrastructure to facilitate appropriate renewable energy infrastructure. The completion of an assessment of available or suitable land would help direct these new developments. The identification of zoning options for renewable energy that meets the requirements of the Massachusetts Green Communities program is another option.

Short-Term Rental: The proliferation of short-term rental companies such as Airbnb and Vrbo can fall in a legally ambiguous area under current zoning regulations and require a novel regulatory approach from municipalities. These platforms can provide flexible amenities to address existing concerns such as the lack of lodging options. Massachusetts enacted a Short-Term Rental (STR) law in 2019 that requires property owners who intend to rent their property as an STR to register with the Department of Revenue.¹⁰ The act requires that an excise tax of 5.7% be charged on STRs for state tax, and the municipality may charge up to six percent local room occupancy tax. If a property owner has more than one STR, the municipality may charge a Community Impact Fee of up to three percent.

The purpose of regulating STRs is to ensure that health, safety, and welfare concerns are addressed including sanitation, parking, fire codes, building codes, and snow removal. These regulations are intended to minimize

¹⁰ Commonwealth of Massachusetts. n.d. "Chapter 337." <https://malegislature.gov/Laws/SessionLaws/Acts/2018/chapter337>

impacts on the rental supply and protect quality of life and neighborhood character. Mendon should establish STR regulations to ensure that zoning and other legal ambiguities are addressed.

Natural Landscapes and Resources, Open Spaces, History: The natural landscapes, natural resources, open spaces, and agricultural heritage of Mendon should be preserved and protected in a financially appropriate manner. The production of an updated inventory of Mendon’s natural resources, open spaces, and agricultural spaces will serve as a clear first step. Zoning, health, and other growth management regulations should be reviewed and revised to protect environmental resources, open space, and agricultural land. Mendon should consider acquiring Agricultural Preservation Restrictions (APRs) where appropriate. The use of buffer zones should be encouraged for new construction.

Residents showed a desire for more recreation options including playgrounds, sports fields, and safe places for teenagers to gather. Residents indicated support for investments in existing athletic fields and the public beach, the addition of lights to the baseball and softball fields, improvements to playgrounds, and the installation of an outdoor concert venue. The expansion of hiking trails on conservation land, and safe pedestrian and cyclist infrastructure including sidewalks, trail connections, off-road paths, and roadside bike lanes also saw strong support. Zoning should be modified to promote open space and recreation. More detailed information is included in the Open Space, Recreation, and Natural Resources chapter.

Sign Bylaw: It is a good practice to review the Sign Bylaw and to consider any new signage laws. The United States Supreme Court ruled in 2015 that excessive regulation of sign content served as a violation of freedom of speech rights protected by the First Amendment to the United States Constitution.¹¹ Communities across the country have updated their signage laws in the wake of this ruling to ensure that they do not impinge on speech rights. Mendon should review the bylaw and update it if needed.

The size, brightness, and animation of electronic signs have emerged as a new concern. It is recommended that Mendon consider whether this type of sign will be permitted and if the zoning bylaws should be updated to regulate this type of signage. If residents do not support electronic signs, the bylaw should be amended to prohibit them. A definition for a “clear view triangle” would establish criteria for the placement of signs, banners, flags, structures, or vegetation that may obstruct a clear view for drivers.

Warehouse and Distribution Centers: Central Massachusetts communities have experienced an increase in warehouse and distribution centers with the growth of e-commerce in recent years along with the COVID-19 pandemic. Each community must determine the best course of action for dealing with land use issues such as the proximity of these uses to residential uses and increased truck traffic, and it will be beneficial to assess the challenges and potential resolution for the challenges at a regional level. CMRPC staff is examining the prospect of researching and identifying best practices for siting of these facilities and minimizing any potential land use or traffic impacts at the regional level.

¹¹ U.S. Supreme Court. June 18, 2015. https://www.supremecourt.gov/opinions/14pdf/13-502_9olb.pdf

Summary of Strategies

The Master Plan recommends the following Land Use strategies, which were developed to account for public preference, existing conditions and trends, best practices, and state and federal laws. The action items accompanying the objectives are reflected in the Implementation Matrix.

Goal 1: Take a proactive and responsive approach to emerging land use policy developments.

- Objective 1: Concentrate on low-impact development that balances development with improving Mendon’s climate resiliency and protecting its natural environment.
 - Action Item 1: Consider allowing shared parking for complimentary uses to minimize the amount of impervious area.
 - Action Item 2: Build a greater awareness of climate resilient and sustainable development and design principles.
 - Action Item 3: Consider the adoption of sustainable development bylaws such as Low-Impact Development and Cluster Development.
 - Action Item 4: Promote comprehensive and integrated planning that prioritizes and supports community resilience.
- Objective 2: Evaluate the existing zoning bylaws and establish new zoning districts as deemed appropriate for the needs and character of the town.
 - Action Item 1: Develop a Multi-Family Zoning Bylaw and establish development standards for the district.
 - Action Item 2: Consider establishing a Mixed-Use zoning district.
 - Action Item 3: Establish short-term rental regulations.

Goal 2: Identify key areas for specific types of development within the Town and create mechanisms to encourage development in those areas.

- Objective 1: Make zoning improvements (i.e., renewable energy zoning, parking, marijuana, transition zones between industrial and residential zoning, etc.).
 - Action Item 1: Amend the Table of Dimensional Regulations to correspond with zoning districts rather than by use.
 - Action Item 2: Evaluate parking standards and determine appropriate standards for any newly created districts or uses.
 - Action Item 3: Update the Sign Bylaw to include criteria for digital message centers.
 - Action Item 4: Within the Sign Bylaw, establish a definition for “clear view triangle” and criteria for placement of freestanding signs, banners, flags, structures, or vegetation that may obstruct the clear view of motorists.
 - Action Item 5: Consider updating the Wireless Communications Facilities Bylaw to include criteria for 5G technology.
- Objective 2: Improve zoning to promote open space and recreation.
 - Action Item 1: Update and digitize the zoning map.

- Action Item 2: Revise zoning or add a bylaw that will allow for more events and public programs in Town Center through pop-up retail ordinances (not permitted under current zoning).
- Action Item 3: Produce an updated inventory of all Town-owned lands that are currently vacant and not restricted to an exclusive use.

Goal 3: Preserve and protect the Town’s natural landscapes and resources, open space, and agricultural heritage in a fiscally sound manner.

- Objective 1: Undertake rezoning efforts that limit development in key resource areas and guide more intensive development to desired areas.
 - Action Item 1: Review and revise zoning, health regulations, and other growth management regulations to protect environmental resources and desired open spaces and agricultural land.
 - Action Item 2: Encourage acquiring APRs (agricultural preservation restrictions) where and when appropriate.
- Objective 2: Ensure that the preservation of Mendon’s small-town feel, rural character, and agricultural heritage is a criterion considered in the Town’s land-use decisions.
 - Action Item 1: Evaluate and thoughtfully cultivate the highest and best use of the vacant parcels from North Avenue to Hopedale along Route 16.
 - Action Item 2: Produce an updated inventory of Mendon’s key natural resources, open spaces, and agricultural spaces.
 - Action Item 3: Identify new or improved design standards that reflect the desire to preserve Mendon’s existing character.
 - Action Item 4: Encourage the use of buffer zones for new construction.
 - Action Item 5: Coordinate with the State on the use and/or disposition of State-owned land.

Goal 4: Ensure adequate infrastructure for essential and desired services, now and in the future.

- Objective 1: Explore the feasibility of developing Town water and sewer or joining a neighboring town’s lines.
 - Action Item 1: Conduct a water and sewer infrastructure feasibility study and implement recommendations identified therein.
 - Action Item 2: Coordinate with nearby towns to share resources, exchange ideas, and forge partnerships to build and access planning capacity.
- Objective 2: Better connect neighborhoods, public spaces, and businesses.
 - Action Item 1: Evaluate updating zoning bylaws to require road and pedestrian connections among the Town’s neighborhoods, public spaces, and desired commercial areas.
 - Action Item 2: Conduct outreach to residents who own land that the Town identifies as possible future greenway or open space use.

Goal 5: Enhance and maintain the physical appearance of the town.

- Objective 1: Make improvements to wayfinding and signage.
 - Action Item 1: Consider implementing changes to the Sign Bylaw identified in Land Use Goal 2, Objective 1, Action Items 3 and 4.

- Objective 2: Make improvements to storefronts and façades.
 - Action Item 1: Consider developing and implementing a storefront/façade improvement grant program.
 - Action Item 2: Review and revise existing design guidelines to encourage commercial storefronts and façades that reflect the desired aesthetic of the Town.

Implementation

Implementation Plans determine whether Master Plans are put into action. Accountable Implementation— defining responsibilities for carrying out the plan, along with metrics for evaluating progress in achieving desired outcomes— will ensure that the 2023 Mendon Master Plan is an effective tool for policymaking and investments.

Recognizing that this Master Plan was developed as a guide to aid decision-making, implementation progress should not be evaluated based on the simple accomplishment of all action items in the Implementation Plan. The feasibility of specific recommendations may change over time, and any efforts that advance the policies, vision, or goals of the Master Plan should be considered a success.

In service of effective and accountable implementation, the Town should consider establishing a Master Plan Implementation Committee. Consisting of a dedicated group of stakeholders, the Committee should work to ensure the following best practices in implementing comprehensive Master Plans:

- Establish implementation indicators, benchmarks, and targets.
- Regularly evaluate and report on implementation, keeping officials and the community apprised of progress.
- Routinely update the Implementation Matrix.
- Work across departments to coordinate efforts; communicate updates to regional organizations to tap into external capacity and funding.
- Connect plan implementation to budgeting and capital improvement plans. Ensure that those who prepare such documents are familiar with the Master Plan Implementation Plan; align the documents.

The above recommendations will help the Implementation Committee keep the town up-to-date on progress and needs, and ensure that future town planning aligns with this Master Plan.

Concerning Implementation Committee composition, the following representatives are typically present on Implementation Committees:

- Select Board Member
- Planning Board Member
- Capital Planning Committee Member
- Finance Committee Member
- Town Official
- Representative of Conservation, Recreation, Historical Commission, et al.

The Implementation Committee should be a manageable size that can support quorum. It should meet regularly and report to decision-making bodies. It should consider establishing initial goals to guide the first one or two years. One approach is to identify, in consultation with other Town officials and boards, at least one goal/action item in the plan to be pursued by each of the relevant Town Boards and Committees. This type of program would allow for multiple actions to be explored simultaneously, especially where staff is limited.

Representation

The Select Board, Capital Planning Committee, Planning Board and other boards and committees will need to work together with Town staff and residents to use this Master Plan as a guidance and policy document.

Education

It will be important for Town Meeting members, municipal staff, and leaders to be aware of the Master Plan, and understand that many future actions and funding requests may be generated out of its goals and actions.

Accountability

A mechanism for reporting progress should be established. The Town should track progress, continue to identify funding sources, and identify barriers to implementation. Coordinating and grouping actions will support effectiveness. The Town should benchmark regularly and provide a report on progress to the Select Board and/or Town Meeting.

Adaptability

Planning is a dynamic process, and priorities shift over time. The Town's capacity to implement the Plan may change with financial status, economy, and other factors. The implementation matrix is not intended to be "set in stone." The Plan offers background and guidance but requires interpretation, investigation, and subsequent action.

Open Space, Recreation, and Natural Resources Chapter: Natural Resources Section		Priority (L, M, H)	Time to Completion from Start	Magnitude of cost: Very Low- 0-50k Low- 50-100k Med- 100-250k High: 250k- 500k Major capital item: 500k+	Responsible Parties	Resources
Goal 1: Ensure an adequate supply of safe drinking water for current and future residents						
Objective	Develop greater understanding of drinking water capacity in Mendon, and projected impacts of climate change on drinking water availability.					
Action item	Commission study of groundwater and aquifer capacity now and in the context of future climate change.	H	7 months	Medium	Water Commission, SB, PB	ARPA Funds, Community One Stop for Growth
Action item	Use the results of the groundwater study (above) to inform planning and community development decisions.	H	8-16 months	Very Low/Low	Water Commission, SB, PB	Town Meeting
Action item	Decide whether to plan for a public drinking water source in an area that may see denser development in the future.	M/H	8-16 months	Major Capital Item	Water Commission, SB, PB	Community One Stop for Growth
Objective	Preserve Mendon's surface and groundwater for wildlife, recreation, and other uses through strategies that protect riparian buffers.					
Action item	Prioritize potential for water resource preservation when deciding to acquire open spaces.	M	6-12 months	Low	CC, LUC, P&R, CPC, PB	Town Meeting, Land and Water Conservation Fund, CPA
Action item	Adopt impact on groundwater supply as a criteria within the development impact assessment.	L	8-18 months	Low/Medium	CC, LUC, P&R, CPC, PB	Town Meeting
Goal 2: Minimize negative impacts of development on natural resources, open spaces, and biodiversity.						
Objective	Ensure that development regulations create development that has the least impact on the environment					
Action item	Continue to educate residents on the benefits of Low Impact Development design and the Open Space Community bylaw	L/M	Ongoing	Very Low	TA, SB, Dept. Heads, Boards and Committees	Cable access, local media, informal community social media pages
Action item	Update zoning by-laws to promote dark night skies and a moderate ambient noise levels.	L/M	6-12 months	Very Low	PB	CMRPC via DLTA, LPA, or EEA PAG Grant
Action item	Update zoning regulations for conventional development to align with best practices for green stormwater management, encouraging efficient parking, limiting seeding and lawn size, reducing overall imperviousness, promoting efficient compact development and infill, and managing soil for revegetation.	M	6-12 months	Very Low	PB	CMRPC via DLTA, LPA, or EEA PAG Grant
Objective	Promote both redevelopment and reuse of existing underutilized properties to minimize the amount of new construction.					
Action item	Create an inventory of potential properties.	M	6-12 months	Very Low	EDC	Town Staff
Action item	Update zoning by-laws to enable and encourage mixed used development in Village Districts.	M/H	6-12 months	Low	PB	CMRPC via DLTA, LPA, or EEA PAG Grant

Objective	Promote coordination among town boards, committees, and commissions responsible for open space and recreational facilities.					
Action item	Ensure all municipal staff commissions, committees, and boards understand their role in the implementation of the goals in this Master Plan and the OSRP.	H	Ongoing	Very Low	TA, SB, Dept. Heads, Boards and Committees	Town Staff
Objective	Collaborate with other communities on opportunities for increased open space connection and wildlife preservation from a regional perspective.					
Action item	Work with regional land trusts, neighboring towns, and other agencies to prioritize remaining desirable properties for watershed protection, habitat preservation, and trail networks.	M	Ongoing	Low	CC, LUC, P&R, CPC, PB	MVP Action Grant, Mass Trails Grant, Land and Water Conservation Fund, CPA
Action item	Designate someone to represent Mendon within the Blackstone Watershed Collaborative.	L	Ongoing	Very Low	TA, SB, Dept. Heads, Boards and Committees	Town Staff
Action item	Support Blackstone Collaborative efforts that might improve water quality, aquatic connectivity, or habitat within Mendon or surrounding Blackstone Valley communities.	M	Ongoing	Low	CC, LUC, P&R, CPC, PB	Town Staff, BRWA, CRWA
Open Space & Recreation		Priority (L, M, H)	Time to Completion from Start	Magnitude of cost: Very Low- 0-50k Low- 50-100k Med- 100-250k High: 250k- 500k Major capital item: 500k+	Responsible Parties	Resources
Goal 1: Expand safe opportunities for walking and cycling						
Objective	Develop and ADA accessible trail in Mendon					
Action item	Plan a universally accessible trail in Mendon with input from the Council on Aging.	M/H	8-16 months	Low/Medium	P&R, PB, COA	Town Meeting, Mass Trails Grant, ADA Improvement Grant, PARC Grant, CPA
Action item	Seek funding and technical assistance through the Mass Trails program.	M	8-16 months	Very Low/Low	TA, TP, P&R	Mass Trails Grant
Objective	Plan cycling & walking trails network in Mendon.					
Action item	Identify opportunities for new trails within existing publicly accessible open spaces.	M	6-12 months	Low	TA, TP, P&R, LUC	Town Meeting, Mass Trails Grant, Land and Water Conservation Fund, CPA
Action item	Identify rights-of-way and public easements that can be linked to existing trail systems.	M	8-18 months	Low	HWY, TA, TP, PB, P&R, LUC	Town Staff
Action item	Identify safe roadway-adjacent walking and biking areas and link them with the open space trails network.	H	8-16 months	Medium /High	HWY, TA, TP, PB, P&R, LUC	Town Meeting, Mass Trails Grant, PARC Grant, CPA, MassDOT Complete Streets
Action item	Create a graded, mixed-use trail that interconnects with shared use trails in neighboring communities.	M	3-6 months	Medium /High	TA, TP, PB, P&R, LUC	Town Meeting, Mass Trails Grant, ADA Improvement Grant, PARC Grant, CPA
Action item	Seek funding and technical assistance through the Mass Trails program.	M	3-6 months	Low	TA, TP, P&R	Mass Trails Grant
Goal 2: Maintain Mendon's rural character by preserving important natural features, scenic views, and agricultural resources.						
Objective	Set aside additional open space parcels for permanent preservation.					
Action item	Identify and create a priority list for land acquisition and preservation consisting of properties most important to protect based on Town-designated criteria.	M/H	Ongoing	Very Low	PB, CC, LUC, CPC	Town Staff, CMRPC for technical assistance

Action item	Inform landowners about land preservation and conservation opportunities such as the Conservation Restriction Review Program.	M/H	Ongoing	Very Low	TA, TP, PB, CC, LUC, CPC	Town Staff
Action item	Research and apply for available State and Federal funding tools as a way to acquire new open space.	M/H	6-12 months	Low	TA, TP	Town Meeting, CMRPC via DLTA
Action item	Encourage the use of the Open Space Subdivision Bylaw	M	Ongoing	Very Low	PB	Town Staff
Goal 3: Expand access to areas for passive and active recreation.						
Objective	Develop opportunities for additional canoe/kayak launch points.					
Action item	Identify potential water resource access opportunities; pursue property rights if appropriate.	M	Ongoing	Very Low/Low	P&R, LUC	Town Meeting, PARC Grant, Land and Water Conservation Fund, CPA
Action item	Improve canoe & kayak access point at Lake Nipmuc.	M	6-12 months	Very Low	P&R	Town Meeting, PARC Grant, Land and Water Conservation Fund, CPA
Objective	Develop new recreational sports fields.					
Action item	Identify an existing Town-owned property suitable for a recreational sports complex.	L/M	6-12 months	Very Low	P&R, LUC	Town Meeting, PARC Grant
Action item	Consider other popular recreational features that could be constructed alongside a turf field, such as a paved walking track.	L/M	1-2 years	Medium /High	P&R	Town Meeting, PARC Grant
Action item	Develop scope and budget for a turf field recreation complex.	L/M	6-12 months	Very Low	P&R	Town Meeting, PARC Grant
Objective	Develop ADA accessible opportunities for enjoying Mendon's open space.					
Action item	Establish a Commission on Disabilities to advise the Town on accessibility improvements in public spaces.	M	Ongoing	Very Low	TA, SB	Town Staff
Action item	In accordance with the ADA Access Self-Evaluation in the OSRP, take steps to make Town-owned recreation areas and facilities more accessible to all patrons.	M	Ongoing	Varies	P&R	Town Meeting, ADA Improvement Grant, PARC Grant, CPA
Objective	Develop ADA accessible opportunities for enjoying Mendon's open space.					
Action item	Prioritize improvements at Mendon's existing recreational fields and parks.	M	Ongoing	Varies	P&R	Town Meeting, ADA Improvement Grant, PARC Grant, CPA
Action item	Develop a funding plan for improving current recreational assets.	H	6-12 months	Very Low	P&R, TA, SB	Town Staff
Action item	Improve the Town Beach and associated facilities.	M	6-12 months	Low/Medium	P&R	Town Meeting, ADA Improvement Grant, PARC Grant, CPA
Transportation & Circulation		Priority (L, M, H)	Time to Completion	Magnitude of cost: Very Low- 0-50k Low- 50-100k Med- 100-250k High: 250k- 500k Major capital item: 500k+	Responsible Parties	Resources
Goal 1: Improve the safety and accessibility of Mendon's transportation system for drivers, cyclists, and pedestrians.						
Objective	Reduce speeding on Mendon's roadways.					
Action item	Work to implement the potential safety enhancements identified in the various MassDOT Road Safety Audits conducted in Town.	H	5 Years	High	TA, HWY	MassDOT Complete Streets; MassDOT Shared Streets and Spaces; Town Meeting

Action item	Install gateway treatments, such as signage and landscaping, near the “entrances” to commercial corridors and areas with higher pedestrian and bicycle activity to inform drivers they are entering built-up areas of Town.	L	1 year	Low/Medium	HWY	Town Staff, Town Meeting; CMMPO TIP Microprojects
Action item	Collaborate with the Mendon Police Department to better regulate and enforce speeding.	H	Ongoing	Very Low	DPW, PD	Town Staff
Action item	Install “reduce speed ahead” at locations where speed limits change.	M	1 Year	Low	HWY	Town Meeting; CMMPO TIP Microprojects; MassDOT Shared Streets and Spaces
Action item	Work with MassDOT to evaluate if the current locations of speed limit regulations are adequate and effective.	L	2 Year	Very Low	HWY	MassDOT Highway District 3
Objective	Evaluate options to reduce congestion on Mendon’s major arterial roadways.					
Action item	Maintain the annual pavement-marking program for upgrading the lane, edge line and centerline marking along the corridor and intersections.	M	Ongoing	Medium	HWY	Town Staff, MassDOT Highway District 3
Action item	Undertake a traffic monitoring program that consists of traffic data collection at study intersections and includes all vehicles (including trucks), bicycles, and pedestrians to determine if prior traffic projections have been realized and further interventions are needed.	M	6-12 months	Low	HWY	CMRPC for technical assistance
Objective	Maintain and enhance the conditions of Mendon’s roads, bridges, culverts, and other key transportation infrastructure components.					
Action item	Implement the recommendations made in the 2016 Pavement Management Study.	M	3 Years	Major Capital Item	HWY, SB	Town Staff, MassDOT
Action item	Keep pavement management database updated to maintain accuracy of the system.	M	Ongoing	Low	HWY	Town Staff, CMRPC for technical assistance
Action item	Continue to develop a bridge and culvert inventory.	M	Ongoing	Low	HWY	Town Staff, CMRPC for technical assistance
Action item	Create a bridge capital plan.	M	6-12 months	Very Low	HWY, SB, FC	Town Staff
Objective	Identify key locations for safety improvements.					
Action item	Evaluate the need to conduct sidewalks, crosswalks, and signals survey programs to identify areas of needed improvement and funding needs.	H	6-12 months	Low	HWY	Town Staff, CMRPC for technical assistance
Objective	Evaluate the accessibility of Mendon’s transportation network and identify necessary improvements					
Action item	Assess the need for alternative transportation options for residents without cars.	L	1-2 years	Low	HWY, SB, CP, Fincom	Town Meeting, CMRPC for technical assistance; AARP grants; MA Healthy Aging Collaborative grants; MA Councils on Aging Grants
Action item	Ensure that ADA compliance is up to date.	M	Ongoing	Low/Medium	HWY, TA, COA	ADA Improvement Grant; AARP grants; MA Healthy Aging Collaborative grants; MA Councils on Aging Grants

Action item	Work with the Council on Aging to provide transportation to seniors in need.	M/H	Ongoing	Low	HWY, TA, COA	AARP grants; MA Healthy Aging Collaborative grants; MA Councils on Aging Grants
Objective	Actively seek out funding and resources to accomplish these goals and other strategies identified by the Town.					
Action item	Identify potential federal funding resources and potential uses for those funds (Bipartisan Infrastructure Law/Infrastructure Investment and Jobs Act, Inflation Reduction Act, CMMPO TIP funding, etc)	H	Ongoing	Low	TP, TA, HWY, PB, FC, SB	CMRPC technical assistance via DLTA; Town Staff
Action item	Identify potential state funding resources and potential uses for those funds (Complete Streets, MassWorks, other programs within the Community One Stop Program, Efficiency and Regionalization Grant Program, etc).	H	Ongoing	Low	TP, TA, HWY, PB, FC, SB	CMRPC technical assistance via DLTA; Town Staff
Goal 2: Enhance cycling and pedestrian infrastructure and access.						
Objective	Review and adopt the recommendations from the 2018 Central Massachusetts Metropolitan Planning Organization (CMMPO) Regional Bicycle Plan and adopt the plan.					
Action item	Work with MassDOT to ensure that arterial and collector streets with excess shoulder width are closely examined to determine how quickly they can be converted into Complete Streets with bicycle facilities in place.	M	6-12 months	Low	HWY	MassDOT; MassDOT Complete Streets; MassDOT Shared Streets and Spaces
Action item	Work with MassDOT to implement the projects identified in the Town's Tier II Complete Streets Prioritization Plan.	M	5 Years	High/Major Capital Item	TP, PB, HWY	MassDOT Complete Streets; MassDOT Shared Streets and Spaces
Action item	Work with local, regional, and statewide advocacy groups and other stakeholders to expand public education campaigns that promote the rules of the road so that all transportation system users are aware of their responsibilities.	H	Ongoing	Very Low	PD, All Town Boards and Departments	Town Staff; MassDOT
Action item	Work to incorporate Safe Routes to School materials and practices into local education systems to increase active transportation participation and safety.	M	Ongoing	Very Low	All Town Boards and Departments	Town Staff; MassDOT Safe Routes to Schools
Objective	Review and adopt the recommendations from the 2018 Central Massachusetts Metropolitan Planning Organization (CMMPO) Regional Pedestrian Plan and adopt the plan.					
Action item	Identify key locations for bicycle and pedestrian improvements and create a prioritization plan for identified improvements.	H	1 year	Very Low	HWY, PD	Town Staff; CMRPC
Action item	Revise zoning in appropriate areas to require sidewalks, bike path connectors, bike parking, and bike amenities in new developments.	M/H	6-12 months	Low	TP, PB	CMRPC technical assistance via DLTA; Town Staff
Action item	Ensure that municipal staff are aware of the recommendations set forth in this plan.	M	Ongoing	Very Low	TP, PB	Town Staff; CMRPC
Objective	Improve cycling and pedestrian connectivity to key economic, civic, and recreational areas in Town.					
Action item	Utilize the MassDOT Complete Streets program to pursue funding to improve connectivity in pedestrian and bicycle networks.	H	Ongoing	Very Low/Low	TP	MassDOT Complete Streets; CMRPC for technical assistance

Action item	Evaluate if arterial and collector streets with excess shoulder capacity can be converted to adhere to Complete Streets guidelines.	M	6-12 months	Low	HWY	Town Staff
Action item	Continue to update the Complete Streets Prioritization Plan to account for the interconnectivity and accessibility of the Town's main facilities such as the post office and Town Hall.	M	Ongoing	Very Low	PB; SB; TP	Town Staff
Objective	Enhance the conditions of and access to local and regional trail systems.					
Action item	Maintain and improve the condition of any Town-owned trail systems and evaluate the feasibility of expanding any of those trail systems.	M	Ongoing	Medium	P&R, LUC, TP	Town Staff
Action item	Explore the feasibility of creating trail connections with nearby regional trail systems such as the Southern New England Trunkline Trail or the Blackstone River Bikeway.	M	Ongoing	High/Major Capital Item	P&R, LUC, TP; Neighboring Towns	Town Staff; Neighboring Towns; MassTrails; CMRPC for technical assistance
Goal 3:	Plan for the impacts that future trends will have on Mendon's transportation system.					
Objective	Account for the impacts demographic changes will have on Mendon's transportation system.					
Action item	Evaluate the impacts that increased population and population growth will have on Mendon's transportation infrastructure.	L	Ongoing	Very Low	TP, PB, HWY	CMRPC
Action item	Work with CMRPC, MassDOT, and other transportation stakeholders to continue collecting data on key transportation metrics, such as peak travel times, traffic volumes, and regional commuting patterns.	M	Ongoing	Low	HWY	CMRPC; MassDOT
Objective	Plan for emerging technologies in transportation modes.					
Action item	Evaluate the infrastructure needed to meet the anticipated adoption of electric vehicles.	M	6-12 months	Low	HWY, PB, TP	Town Staff; MassDOT and CMRPC for technical assistance
Action item	Identify funding sources to support the infrastructure needed for electric vehicles use, such as charging stations.	M	Ongoing	Low	TP	DOER Green Communities, MDEP, MassEVIP Grant Program, MassEVIP Public Access charging Initiatives, MassEVIP Fleet Charging Program
Action item	Identify the potential impact of other transportation technological changes, including but not limited to: increased use of ride-sharing services (i.e., Uber, Lyft, etc); automated vehicles; e-bikes; e-scooters; and drone usage for delivery and other services.	L	Ongoing	Very Low	HWY, PB	Town Staff
Action item	Collectively approach emerging transportation issues and technology collectively by collaborating with regional and state organizations.	M	Ongoing	Very Low	HWY, TP, PB	U.S. DOT; MassDOT; CMRPC; Town Staff
Objective	Be prepared to respond to any policy changes that would impact Mendon's transportation system.					
Action item	Monitor state and federal transportation policy changes.	L/M	Ongoing	Very Low	HWY, PB, TA, TP	Town Staff; CMRPC
Action item	Communicate with regional and state organizations and issue experts to understand how state and federal policy changes will impact Mendon's transportation network.	L/M	Ongoing	Very Low	HWY, PB, TA, TP	U.S. DOT; MassDOT; CMRPC; Town Staff

Action item	Monitor any expansions of MBTA commuter rail services to directly abutting communities to evaluate potential changes relating to the Multi-Family Zoning Requirement for MBTA Communities (Section 3A of MGL c. 40A).	L	Ongoing	Very Low	TP	Town Staff
Action item	Address the Highway Departments pay scale.	M	6-12 months	Med	HWY, SB	Town Meeting
Objective	Evaluate the impacts that environmental changes and climate change impacts will have on Mendon's transportation infrastructure.					
Action item	Adopt a fuel-efficient vehicle policy for town-owned vehicles so that replacement vehicles are more energy efficient.	M	6-12 months	Very Low	TA, SB	DOER Green Communities, MDEP, MassEVIP Grant Program, Fleet Charging Program
Action item	Identify transportation infrastructure and specific locations that are prone to natural weather events, such as flooding, icing, solar glare, or extreme heat, and develop strategies to mitigate such effects.	M	6-12 months	Very Low	HWY	Town Staff
Objective	Be prepared to respond to economic development trends and proposals that would impact Mendon's transportation network.					
Action item	Assess the impact of distribution and warehousing developments on a local, subregional, and regional level.	M	6-12 months	Very Low/Low	HWY, PB, TP	Town Staff; CMRPC for technical assistance
Action item	Explore the use of host agreements and commercial development performance standards to address appropriate truck routes, limiting emissions, the use of resources, and noise pollution associated with related developments.	M	6-12 months	Very Low	PB, SB	Town Staff; CMRPC for technical assistance
Action item	Communicate and collaborate with other Towns to identify potential transportation impacts of proposed developments both in Mendon and in other neighboring communities.	L	Ongoing	Very Low	TA, TP, HWY	Town Staff; Staff of Neighboring Towns
Land Use & Zoning		Priority (L, M, H)	Time to Completion	Magnitude of cost: Very Low- 0-50k Low- 50-100k Med- 100-250k High: 250k- 500k Major capital item: 500k+	Responsible Parties	Resources
Goal 1: Take a proactive and responsive approach to emerging land use policy developments.						
Objective	Concentrate on low-impact development that balances development with improving Mendon's climate resiliency and protecting its natural environment.					
Action item	Consider allowing shared parking for complimentary uses to minimize the amount of impervious area.	L/M	6-12 months	Very Low	PB, TP, ZBA	Town Staff
Action item	Build a greater awareness of climate resilient and sustainable development and design principles.	M	6-12 months	Very Low	All Town Boards and Departments	Town Staff
Action item	Consider adoption of sustainable development bylaws such as Low-Impact Development and Cluster Development.	M	6-12 months	Very Low/ Low	PB, TP, ZBA	CMRPC (DLTA, LPA)
Action item	Promote comprehensive and integrated planning that prioritizes and supports community resilience.	M	6-12 months	Very Low	All Town Boards and Departments	Town Staff

Objective	Evaluate the existing zoning bylaws and establish new zoning districts as deemed appropriate for the needs and character of the town.					
Action item	Develop a Multi-Family Zoning Bylaw and establish development standards for the district.	H	6-12 months	Very Low / Low	PB, TP, ZBA	CMRPC for technical assistance; EEA PAG grant
Action item	Consider establishing a Mixed-Use zoning district.	M	12-18 months	Very Low	PB, TP, ZBA	Town Staff
Action item	Establish short term rental regulations.	L	6-12 months	Very Low	PB, TP, ZBA	CMRPC for technical assistance; EEA PAG grant
Goal 2: Identify key areas for specific types of development within the Town and create mechanisms to encourage development in those areas.						
Objective	Make zoning improvements such as solar energy, parking, marijuana, and transition zones between industrial and residential zoning.					
Action item	Amend the Table of Dimensional Regulations to correspond with zoning districts rather than by use.	M	8-12 months	Very Low	PB, TP, ZBA	CMRPC via DLT A or LPA
Action item	Evaluate parking standards and determine appropriate standards for any newly created districts or uses.	L	6-12 months	Very Low	PB, TP, ZBA	Town Staff; CMRPC via DLT A or LPA
Action item	Update the Sign Bylaw to include criteria for digital message centers.	L/M	6-12 months	Very Low	PB, TP, ZBA	CMRPC via DLT A or LPA; Town Staff
Action item	Within the Sign Bylaw, establish a definition for "dear view triangle" and criteria for placement of freestanding signs, banners, flags, structures, or vegetation that may obstruct the dear view of motorists.	L/M	6-12 months	Very Low	PB, TP, ZBA	CMRPC via DLT A or LPA; Town Staff
Action item	Consider updating the Wireless Communications Facilities Bylaw to include criteria for 5G technology.	L/M	6-12 months	Very Low / Low	PB, TP, ZBA	Town Staff
Objective	Improve zoning in relation to open space and recreation.					
Action item	Update and digitize zoning map.	H	< 1 month	Very low	PB, TP, ZBA	Community Compact IT Grants, CMRPC
Action item	Revise zoning or add a bylaw that will allow for more events and public programs in Town Center through pop-up retail ordinances (not permitted under current zoning).	M	6-8 months	Very Low	PB, TP, ZBA	CMRPC via DLT A
Action item	Produce an updated inventory of all Town-owned lands that are currently vacant and not restricted to an exclusive use.	H	6-8 months	Very Low	TP, PB, EDC	CMRPC via DLT A
Goal 3: Preserve and protect the Town's natural landscapes and resources, open space, and agricultural heritage in a manner that is fiscally sound.						
Objective	Undertake rezoning efforts that limit development in key resource areas and guide more intensive development to desired areas.					
Action item	Review and revise zoning, health regulations, and other growth management regulations to protect environmental resources and desired open spaces and agricultural land.	M/H	6-12 months	Very Low	TP, PB, BOH, EDC, LUC, CC, CPC, AC	CMRPC (LPA or DLT A)
Action item	Encourage acquiring APRs (agricultural preservation restrictions) where and when appropriate.	M	6-12 months	Very Low	TP, LUC, CC, CPC, AC	Town Staff
Objective	Ensure that the preservation of Mendon's small-town feel, rural character, and agricultural heritage is a criterion considered in the Town's land-use decisions.					
Action item	Evaluate and thoughtfully cultivate the highest and best use of the vacant parcels from North Avenue to Mendon along Route 16.	H	1-2 months	Very Low	ZBA, PB, TP, TA, EDC	Town Staff
Action item	Produce an updated inventory of Mendon's key natural resources, open spaces, and agricultural spaces.	H	6-12 months	Very Low	TP, PB, LUC, CC, CPC, AC	Town Staff; CMRPC via DLT A or LPA

Action item	Identify new or improved design standards that reflect the desire to preserve Mendon's existing character.	L	6-12 months	Very Low	ZBA, PB, TP	CMRPC (LPA or DLTA)
Action item	Encourage the use of buffer zones for new construction.	M	Ongoing	Very Low	ZBA, PB, TP	Town Staff
Action item	Coordinate with the State on the use and/or disposition of State-owned land.	M	Ongoing	Very low	PB, TP	DCR
Goal 4: Ensure adequate infrastructure for essential and desired services, now and in the future.						
Objective	Explore the feasibility of developing Town water and sewer or joining a neighboring town's lines.					
Action item	Conduct a water and sewer infrastructure feasibility study and implement recommendations identified therein.	H	7 months	Medium	Water Commission, SB, PB	ARPA Funds, Community One Stop for Growth
Action item	Coordinate with nearby towns to share resources, exchange ideas, and forge partnerships to build and access planning capacity.	M	Ongoing	Very low	All Town Boards and Departments	Town Staff; Neighboring Towns
Objective	Better connect neighborhoods, public spaces, and businesses.					
Action item	Evaluate updating zoning bylaws to require road and pedestrian connections among the Town's neighborhoods, public spaces, and desired commercial areas.	H	6-12 months	Very low	ZBA, PB, TP	CMRPC technical assistance via DLTA, LPA, or EEA PAG grant
Action item	Conduct outreach to residents who own land that the Town identifies as possible future greenway or open space use.	M	Ongoing	Very Low	OSRPC, PB, ZBA	Town Staff
Goal 5: Enhance and maintain the physical appearance of the town.						
Objective	Make improvements to wayfinding and signage.					
Action item	Consider implementing changes to the Sign Bylaw identified in Land Use Goal 2, Objective 1, Action Items 3 and 4.	M	6-12 months	Very Low	ZBA, PB, TP	Town Staff
Objective	Make improvements to storefronts and façades.					
Action item	Consider developing and implementing a storefront/façade improvement grant program.	M	6-12 months	Medium	TP	EOHED REDO Grant; CMRPC via DLTA
Action item	Review and revise existing design guidelines to encourage commercial storefronts and façades that reflect the desired aesthetic of the Town.	L	6-12 months	Very Low	ZBA, PB, TP	CMRPC via DLTA or LPA
Housing and Population		Priority	Time to Completion	Magnitude of cost: Very Low- 0-50k Low- 50-100k Med- 100-250k High: 250k- 500k Major capital item: 500k+	Responsible Parties	Resources
Goal 1: Take a proactive approach to traditional and emerging issues in housing.						
Objective	Consider future demographic and socioeconomic projections in housing development decisions to support housing that is appropriate for Mendon's expected future.					
Action item	Evaluate the need for additional senior housing and review the zoning limits for nursing and convalescent homes.	M	6-12 months	Low	COA, HA	CMRPC technical assistance via DLTA, LPA, or EEA PAG grant
Action item	Partner with Mendon Housing Authority and other stakeholders to facilitate the creation of new public housing with a focus on family and accessible units.	M	Ongoing	Very Low	HA	Town Staff, Town Committees
Action item	Advocate for higher inclusion of accessible units in proposed affordable housing developments.	M	Ongoing	Very Low	HA, ZBA, PB, TP	Town Staff, Town Committees; ADA Improvement Grant

Objective	Regulate and derive benefits from short-term rentals such as Airbnb.					
Action item	Address short-term rentals in the local zoning bylaws.	L	6-8 months	Very Low	HA, ZBA, PB, TP	Town Staff, Town Committees; CMRPC via DLT A or LPA
Action item	Adopt a Community Impact Fee for short-term rentals (MGL c 64G, section 3D) where the community has committed in writing to using a portion of such revenues for affordable housing.	M	6-8 months	Very Low	SB	Town Staff, Town Committees
Goal 2: Ensure that new housing developments reflect Mendon's small-town feel, rural character, and agricultural heritage.						
Objective	Allow and promote housing styles which will allow Mendon to achieve its housing goals while maintaining its desired development character.					
Action item	Ensure new housing developments utilize Smart Growth principles and prioritize open space preservation by establishing Design Guidelines and in accordance with the Open Space Communities Bylaw.	M	8-12 months	Very Low	SB, ZBA, PB, TP, HA	Town Staff, Town Committees
Action item	Consider rezoning to increase density in identified neighborhoods while maintaining desired housing forms.	M	8-12 months	Low	SB, ZBA, PB, TP, HA	CMRPC via DLT A or LPA; Town Staff
Goal 3: Maintain a housing stock of diverse and well-distributed housing types that meets the needs of families and individuals of all ages and income levels.						
Objective	Encourage and facilitate housing production.					
Action item	Create an inventory of town-owned land suitable for new housing development	M	8-12 months	Low	TP; HA	Town Staff
Action item	Amend the Zoning Bylaw to allow Accessory Dwelling Units as an accessory use, whether attached or detached, by right in residential districts if all other zoning requirements can be met.	M	6-12 months	Very Low	ZBA, SB	Town Staff, Town Committees
Action item	Clarify the definition of multi-unit dwelling in the Zoning Bylaw.	M	6-12 months	Very Low	ZBA, PB, TP, HA	Town Staff, Town Committees
Action item	Establish a multi-family zoning district and appropriate dimensional regulations for said district.	L/M	6-12 months	Very Low	ZBA, PB, TP	CMRPC via DLT A or LPA
Action item	Allow multi-family housing by right in zoning districts where there is the capacity to add units and that allows for family housing that is not age restricted and does not restrict units with more than 2 bedrooms.	L/M	6-12 months	Very Low	ZBA, PB, TP	Town Staff, Town Committees
Action item	Amend the Zoning Bylaw to provide reasonable density increases so that housing is not unreasonably precluded by the market.	M	6-12 months	Very Low	HA, PB, ZBA, TP	CMRPC via DLT A or LPA; Town Staff, Town Committees
Action item	Consider amendments to Dimensional Regulations to accommodate higher-density developments.	L/M	6-12 months	Very Low	HA, PB, ZBA, TP	CMRPC via DLT A or LPA; Town Staff, Town Committees
Action item	Explore the adoption of a 40R Smart Growth or Starter Homes district.	L/M	6-12 months	Very Low	HA, PB, ZBA, TP	Town Staff, Town Committees
Action item	Allow mixed-use or cluster Open Space Residential development by right (that is not part of a 40R district).	L/M	6-12 months	Very Low	HA, PB, ZBA, TP	Town Staff, Town Committees
Action item	Provide reduced parking requirements for Multi-Family units.	L/M	6-12 months	Very Low	HA, PB, ZBA, TP	Town Staff, Town Committees

Action item	Select a housing best practice as part of a Community Compact.	H	6-12 months	Very Low	HA, PB, ZBA, TP	CMRPC via DLTA or LPA; Town Staff, Town Committees
Action item	Adopt local option property tax relief programs for income-eligible seniors either as provided for by statute (MGL c. 59 section 5) or through a home rule petition	M	6-12 months	Very Low	HA, PB, ZBA, TP	Town Staff, Town Committees
Action item	Consider the adoption of a Cottage Housing bylaw.	M	6-12 months	Very Low	HA, PB, ZBA, TP	CMRPC via DLTA or LPA; Town Staff, Town Committees
Objective	Take initiative to build municipal capacity and advocacy.					
Action item	Provide land use board members (Planning Board, Zoning Board of Appeals, Select Board) with education and training from Citizen Planner Training Collaborative, Massachusetts Housing Partnership's Housing Institute, Community Development Partnership's Lower Cape Housing Institute, or Urban Land Institute's Urban Plan PublicLeadership Institute.	M	Ongoing	Very Low/Low	TA	Citizen Planner Training Collaborative, Massachusetts Housing Partnership's Housing Institute, Community Development Partnership's Lower Cape Housing Institute, or Urban Land Institute's Urban Plan PublicLeadership Institute
Goal 4: Work towards compliance with affordable housing thresholds established by M.G.L. Chapter 40B.						
Objective	Continue making progress on goals established in Mendon's Housing Production Plan					
Action item	Establish a municipal Housing Trust to support the preservation and creation of affordable housing through management of dedicated revenue streams.	M	Ongoing	Very Low	HA, SB, AHC	MAHT
Action item	Provide a variety of housing options that meet the incomes, needs, and lifestyles of a diverse population.	M	Ongoing	Varies	HA, TP, AHC	Town Staff, Committees, Private Developers
Action item	Provide affordable housing that addresses the needs of our young adults, municipal employees, and senior citizens who wish to remain in town.	M	Ongoing	Varies	HA, TP, AHC	Town Staff, Committees, Private Developers
Action item	Produce 0.5 percent of its year-round housing units over one year or one percent of its year-round housing units over two years to meet the Chapter 40B Subsidized Housing standards.	M	Ongoing	Major Capital Item	HA, TP, AHC	Town Staff, Committees, Private Developers
Action item	Maintain an up-to-date Housing Production Plan.	M	Ongoing	Very Low	HA, TP	EEA PAG Program, Community Compact Program, Community One Stop for Growth, CMRPC for Technical Assistance
Action item	Create a down-payment/dosing cost assistance program whereby the town provides grants to income-eligible, first-time homebuyers willing to purchase affordable units listed on the subsidized housing inventory	M	6-12 months	Very Low	HA, SB, AHC	CMRPC via DLTA or LPA; Town Staff, Town Committees
Action item	Partner with private developers to cultivate Friendly 40B developments.	M	Ongoing	Very Low	HA, TP, PB	Town Staff, Committees
Objective	Explore alternatives for addressing municipal capacity to address housing needs.					
Action item	Pursue Housing Choice Community designation	M	6-8 months	Very Low	TP	CMRPC via DLTA or LPA; Town Staff, Town Committees
Action item	Identify creative qualified uses for Community Preservation Act funds.	M	Ongoing	Very Low	All Town Boards and Departments	Town Staff, Town Committees

Goal 5: Improve infrastructure to support future housing development and its impacts.						
Objective	Develop safe streets for pedestrians, cyclists, and motor vehicles that can accommodate traffic from future housing development, commercial development, and population growth.					
Action item	Conduct a study to determine changes to traffic patterns in Town Center and other identified neighborhoods.	L/M	Ongoing	Low	HWY	CMRPC for technical assistance
Action item	Undertake streetscape and pedestrian improvements to facilitate safe walking and biking.	H	Ongoing	High/Major Capital Item	HWY, TP	MassDOT Complete Streets program and CMMPO for funding; CMRPC for technical assistance; Shared Streets and Spaces grants; America Walks grant program; Safe Routes to School program
Objective	Provide water and sewer infrastructure to meet the current and future needs of Mendon residents.					
Action item	Undertake and implement the recommendations of a water and sewer study that identifies opportunities to provide water and sewer facilities.	H	12-24 months	Major Capital Item	SB, Water Commission, PB	Community One Stop for Growth
	Cultural & Historical Resources	Priority	Time to Completion	Magnitude of cost: Very Low- 0-50k Low- 50-100k Med- 100-250k High: 250k- 500k Major capital item: 500k+	Responsible Parties	Resources
Goal 1: Ensure the protection of historic buildings and landscapes.						
Objective	Use protective zoning, regulatory, and legislative tools to preserve and maintain Town-owned and, optionally, privately-owned historical assets.					
Action item	Update Historic District Bylaw and Scenic Route Bylaw in a timely and proactive manner.	H	6-12 months	Very Low	HC	CMRPC via DLTA or LPA; Preservation Massachusetts
Action item	Identify and adopt additional historic districts such as the Nipmuc Pond area.	M	Ongoing	Very Low	HC	Preservation Massachusetts; Town Staff, Town Committees
Action item	Add to the Historic District Design Guidelines and utilize and update zoning regulations.	M	6-12 months	Very Low	HC	CMRPC via DLTA or LPA; Town Staff, Town Committees
Action item	Identify historical buildings, land, monuments, and historically important sites outside the boundaries of the currently designated historic districts to protect these assets.	M	Ongoing	Very Low	HC	CPA, Town Staff, Town Committees
Objective	Use Federal, state, and local resources to fund and maintain historic and cultural preservation in a timely and proactive manner to develop a sustainable funding plan for the critical maintenance of historical public buildings.					
Action item	Mendon could consider taking advantage of the Massachusetts Community Preservation Act to continue to improve historical preservation, open space improvement, and housing efforts.	M	8-12 months	Very Low	HC,	CPA
Action item	The town could consider applying for the Massachusetts Preservation Project Fund (MPPF). This is a grant from the Massachusetts Historic Commission and could reimburse up to half of the cost of a preservation project.	M	8-12 months	Very Low	HC	Massachusetts Preservation Project Fund (MPPF)

Objective	Encourage the adaptive reuse of historic buildings to bring buildings back to life.					
Action item	Identify historical structures that are susceptible to demolition.	M	Ongoing	Very Low	HC	Town Staff, Town Committees
Action item	Encourage historical property owners to consider adaptive reuse alternatives.	M	Ongoing	Very Low	HC	Town Staff, Town Committees
Action item	Encourage developers to consider adaptive reuse alternatives.	M	Ongoing	Very Low	HC, TP, PB, ZBA	Town Staff, Town Committees
Action item	Use design guidelines and other laws and regulations to restrict development that is detrimental to Mendon's historical and cultural heritage.	M	Ongoing	Very Low	HC, TP, PB, ZBA	Town Staff, Town Committees
Goal 2: Provide adequate cultural opportunities for Mendon residents and visitors of all ages and abilities.						
Objective	Ensure there are cultural opportunities that cater to the needs and desires of all town residents.					
Action item	Identify historical and cultural preservation needs in Mendon with renewed community engagement efforts.	H	Ongoing	Very Low	HC, CC	Town Staff, Town Committees, Volunteer time
Objective	Increase community engagement and outreach capacity.					
Action item	Establish more educational programs for residents of all ages and backgrounds.	M	Ongoing	Very Low	HC, CC	Preservation Massachusetts, Volunteer time,
Action item	Collaborate with other historical preservation organizations and agencies, community organizations, and other historical and cultural institutions and organizations to engage the community.	M	Ongoing	Very Low	HC, CC	Preservation Massachusetts, Volunteer time,
Action item	Identify and collaborate with regional partners such as historic preservation organizations and higher education institutions.	L/M	Ongoing	Very Low	HC, CC	Preservation Massachusetts, Volunteer time,
Action item	Expand the historical preservation volunteer base to preserve historical assets and educate residents and visitors about Mendon's history, culture, and the importance of historic and cultural preservation.	M	Ongoing	Very Low	HC, CC	Preservation Massachusetts, Volunteer time,
Action item	Consider using National Trust Preservation Funds to fund education programs and preservation projects.	M	Ongoing	very Low/Low	HC, CC	National Trust Preservation Funds
Objective	Develop efficient public access to historical information about Mendon.					
Action item	Increase data collection capacity to collect more information about Mendon's historical assets for research and educational purposes.	M	Ongoing	Very Low/Low	HC, CC, TP	CMRPC (DLTA, LPA); Staff and volunteer time
Action item	Create a central location to store information and data related to the history and culture of Mendon.	M/H	6-12 months	Very Low/Low	HC, CC	CMRPC (DLTA, LPA); Staff and volunteer time
Action item	Involve the community and spur residents' passion for preserving Mendon's heritage.	M	Ongoing	Very Low	HC, CC	CMRPC (DLTA, LPA); Staff and volunteer time
Goal 3: Improve Mendon's planning processes and practices to better preserve Mendon's heritage.						
Objective	Involve historical preservation in planning					
Action item	Collaborate with historic preservation organizations, agencies, and subject matter experts to ensure historical preservation is in tandem with planning efforts	H	Ongoing	Very Low	HC, CC	Local preservation groups, CMHCC, Blackstone Heritage Corridor, MHC, National Park Service
Objective	Develop guidelines, plans, and a vision to achieve a balance between more beneficial commercial development, open spaces, and historic preservation.					
Action item	Plan for the vacant Taft Orchards.	H	12-18 months	Low	HC, CC, TP, LUC, PB	CMRPC (DLTA, LPA)
Action item	Draft guidelines to involve historical preservation in all new development.	H	6-12 months	Very Low	HC, CC, TP, LUC, PB	CMRPC (DLTA, LPA)

Economic Development		Priority	Time to Completion	Magnitude of cost: Very Low- 0-50k Low- 50-100k Med- 100-250k High: 250k- 500k Major capital item: 500k and up	Responsible Parties	Resources
Goal 1: Take a proactive and responsive approach to economic development that supports existing businesses and encourages new ones.						
Objective	Increase the capacity to undertake and support economic development initiatives.					
Action item	Hire a full-time Town Planner with dedicated economic development duties.	M	Ongoing	High/Major Capital Item	TA	N/A
Action item	Collaborate with regional entities and other local towns to leverage economies of scale and tap into external resources.	M	Ongoing	Very Low	EDC, TP	Town Staff, Town Committees, Neighboring Towns, Blackstone Valley Chamber of Commerce
Action item	Foster the development of a local business or merchants association; alternatively, appoint business owners to Business Roundtable that meets regularly and includes municipal leadership.	M	1 year	Very Low	EDC, TP	Town Staff, Town Committees
Action item	Undertake a strategic planning process as an Economic Development Commission.	M	8-12 months	Very Low	EDC	CMRPC via DLT A or LRP; EEA PAG; Community One Stop for Growth
Action item	Create a business outreach strategy that formalizes outreach pipelines between the EDC and businesses (e.g., a regular EDC event that invites business owners to participate, regular communications such as a newsletter, or guest speakers from businesses at EDC meetings).	M	Ongoing	Very Low	EDC	Town Committees, Town Staff
Objective	Improve the ease of doing business in Mendon.					
Action item	Create a Permitting Guidebook to help clarify the permitting process with developers and prospective business owners.	M/H	6-12 months	Very Low/Low	TP, PB, BLDG	CMRPC via DLT A or LRP; EEA PAG
Action item	Implement a standing Round Table Review/ Pre-Development Conference, providing potential developers and business owners informal opportunities to meet with all permitting staff at any point in the development process.	L/M	6-12 months	Very Low	BLDG, PB, ZBA, EDC	Town Staff, Town Committees
Action item	Enhance collaboration between the Planning Board and EDC by developing an action plan for a joint strategic planning workshop, joint deliverables, and a structured approach to future collaboration and interaction.	L/M	8-12 months	Very Low	EDC, PB	Town Staff, Town Committees, CMRPC
Action item	Explore opportunities to combine permitting to expedite workflow, reduce the time needed to process and consider applications, reduce the number of required hearings, and decrease the impact in materials and cost to the developer and the town of making and considering multiple applications.	H	Ongoing	Very Low	TP, PB, BLDG, ZBA	CMRPC via DLT A or LRP; EEA PAG
Action item	Review Special Permit Granting Authorities for potential friction points and roadblocks.	M	Ongoing	Very Low	CP, DIC	CMRPC via DLT A or LRP
Action item	Designate a single point of contact to shepherd developers and prospective business owners through the permitting process.	M	1-2 months	Very Low	TA, TP, PB, BLDG	Town Staff

Objective: Zone to encourage desirable development types and patterns						
Action item	Conduct a comprehensive zoning diagnostic to ensure zoning is consistent with the goals of the Master Plan and other strategic plans.	H	8-12 months	Very Low/ Low	PB, BLDG, ZBA, TP	CMRPC via DLTA or LRP; EEA PAG
Action item	Review Site Plan Review Criteria to ensure it is sufficiently robust to protect the town from undesirable development; identify uses for which Special Permit can be replaced with Site Plan Review.	H	6-12 months	Very Low	PB, BLDG, ZBA, TP	CMRPC via DLTA or LRP; EEA PAG
Action item	Identify areas suitable for mixed-use development and create a district in which this is allowed.	M	6-12 months	Very Low	TP, PB, BLDG	Town Staff, Town Committees, CMRPC via DLTA or LPA
Action item	Review front setbacks for business properties [existing requirements will not facilitate a vibrant, walkable town center or commercial area]	M	4-8 months	Very Low	TP, PB, BLDG, ZBA	Town Staff, Town Committees
Action item	Add new definitions and uses consistent with the survey results.	H	6-12 months	Very Low	TP, PB, BLDG, ZBA	Town Staff, Town Committees
Action item	Revise zoning to allow the Planning Board to issue waivers on Site Plan Review criteria.	M	6-12 months	Very Low	PB, ZBA, BLDG	Town Committees
Goal 2: Ensure business development is consistent with Mendon's small-town and rural character.						
Objective: Support home-based occupations.						
Action item	Ensure that zoning enables home-based occupations of appropriate type and scale.	M	6-12 months	Very Low	PB, ZBA, TP, BLDG	CMRPC (DLTA, LPA)
Action item	Ensure that zoning is supportive of work-from-home and home offices.	L/M	6-12 months	Very Low	PB, ZBA, TP, BLDG	CMRPC (DLTA, LPA)
Action item	Create an inventory of home-based businesses to help establish connectivity and network.	L/M	6-12 months	Very Low	EDC	Town Staff, Town Committees
Action item	Promote vacant commercial spaces to home-based occupations in case they are looking for new space.	L/M	Ongoing	Very Low	EDC	Town Staff, Town Committees, Blackstone Valley Chamber of Commerce
Objective: Promote existing Mendon businesses						
Action item	Create awareness among municipal staff and other town leaders about the economic goals established in the master plan to ensure a common vision and coordinated approach.	H	Ongoing	Very Low	TP, EDC	Town Staff, Town Committees
Action item	Leverage new and existing communication and outreach methods to promote local businesses (e.g., at the beginning of each BOS and/or EDC meeting, provide 3-5 minutes for a business owner to highlight their business).	M	Ongoing	Very Low	EDC, PB, SB	Town Staff, Town Committees
Action item	Create a local shopping and dining guide to stimulate visitation to target areas and increase economic activity for local businesses.	L/M	Ongoing	Very Low	EDC, TP	Town Staff, Blackstone Chamber of Commerce
Action item	Establish programs that incentive visitors to patronize multiple businesses in a trip (e.g., a business passport with associated raffle drawings, gift cards to local businesses as giveaways, or creating a rewards program for shoppers).	M	Ongoing	Very Low	EDC, TP	Town Meeting, Town Staff, Blackstone Chamber of Commerce

Objective	Define Route 16 and the surrounding area as a distinct and unified location.					
Action item	Establish a comprehensive vision for Town Center through a Town Center Master Plan.	H	6-12 months	Very Low/Low	TP, PB, EDC	CMRPC via EEA PAG; Community One Stop for Growth
Action item	Develop and install new wayfinding signage that highlights the Route 16 corridor's businesses, landmarks, parking, and other features.	M	6-12 months	Very Low/Low	TP, PB, EDC	Community One Stop for Growth
Action item	Undertake placemaking upgrades in Town Center (bendies, sidewalks, bike paths, signage, planters, lighting, etc.)	H	6-12 months	Varies	TP, PB, EDC	Community One Stop for Growth; CMMPO TIP Microtransit Projects; MassDOT Complete Streets
Action item	Allow and encourage the use of road shoulders, excess parking, and sidewalks in Town Center for outdoor dining, retail, and gathering spaces	M	6-12 months	Very Low	TP, PB, BLDG, ZBA, EDC	Town Staff, Town Committees, CMRPC for technical assistance (DLTA or LPA)
Action item	Encourage more events and public programs in Town Center through pop up retail ordinances, event permitting, etc.	L/M	6-12 months	Very Low	TP, PB, BLDG, ZBA, EDC	Town Staff, Town Committees, CMRPC for technical assistance (DLTA or LPA)
Action item	Conduct a traffic/parking study for Town Center.	H	6-12 months	Very Low/Low	PB, TP, HWY	CMRPC; MassDOT
Action item	Establish a Farmer's Market or Artisan's Market to attract visitors to the Route 16 Corridor.	M	6-12 months	Very Low	EDC, AC	USDA Farmers Market Promotion Grant; MDAR Marketing and Promotion Grants, MDAR Grants to Improve Food Access
Action item	Create and fund a façade improvement program for Route 16.	M	6-12 months	High	TP	EOHED REDO Grants; CMRPC for technical assistance (DLTA or LPA)
Action item	Add outdoor public Wi-Fi access to the Town Center district to encourage visitors to spend more time lingering and supplement cell service.	M	6-12 months	High	TP, TA	Mass Broadband Institute
Action item	Create a Vacancy Registry process to facilitate constructive dialogue between commercial property owners with vacant properties and town staff.	M	6-12 months	Very Low	TP, EDC	Town Staff, Town Committees
Goal 3: Grow and diversify the tax base to promote a fiscally sound future.						
Objective	Attract and retain small, consumer-oriented, and local businesses for Mendon residents and visitors to enjoy.					
Action item	Encourage outdoor dining by supporting the permitting and working with businesses to create outdoor dining.	L/M	8-18 months	Very Low/ Low	EDC, PB, BLDG	CMRPC for technical assistance
Action item	Create Business Attraction Brochure or marketing materials geared toward either developers or retail/restaurant businesses. This could help recruit additional businesses to the Route 16 corridor.	M	4-8 months	Very Low	EDC	Town Staff, Town Committees, Volunteer Time
Action item	Events to attract visitors.	M	Ongoing	Varies	All Town Boards and Departments	Town Staff, Town Committees, Volunteer Time, Private Businesses

Objective	Attract new commercial and industrial development to help stabilize residential tax burden.					
Action item	Develop a Marketing Plan for the Mixed-Use Development RFP to identify additional means to market the RFP to developers and include additional market analysis for senior housing and retail that would attract developers.	M/H	6-12 months	Very Low/ Low	TA, TP, PB, EDC	CMRPC for technical assistance (DLTA or LPA); EEA PAG and Community One Stop for Growth
Action item	Utilize tax incentives to incentive commercial and light industrial business development.	L/M	Ongoing	High/Major Capital Item	SB, PB, TP, FC	TIF, DIF
Action item	Review zoning bylaws to ensure that desirable non-residential uses are clearly defined and not unnecessarily restrictive.	M	6-12 months	Low	TP, PB, BLDG	CMRPC for technical assistance (DLTA or LPA)
Goal 4: Ensure Mendon's infrastructure does not impede and can support desirable economic development.						
Objective	Identify opportunities and options for providing public water and sewer.					
Action item	Conduct a Water and/or Sewer Study to identify the costs of connections to other communities	H	7 months	Medium	Water Commission, SB, PB	ARPA Funds, Community One Stop for Growth
Objective	Improve the Town's streetscape and sidewalks to allow and promote more pedestrian and bicycle access to businesses.					
Action item	Update Complete Streets Prioritization Plan regularly.	H	6-12 months	Very Low	TP	CMRPC for TA
Action item	Connect the Town's neighborhoods with Mendon Town Center and other business districts.	H	Ongoing	Major Capital Item	TP, PB, HWY	MassDOT Complete Streets program; Shared Streets and Spaces grants; TIP
Action item	Create bicycle infrastructure (bike lanes on key streets and bike racks in strategic locations) to encourage cycling.	H	12-24 months	Major Capital Item	TP, PB, HWY	MassDOT Complete Streets program; Shared Streets and Spaces grants; TIP; TIP Microtransit Projects
Action item	Build additional sidewalks and pedestrian infrastructure to complement the MassDOT Route 16 plan, focusing on important cross streets including North Avenue, Main Street, and Maple Street.	H	12-24 months	Major Capital Item	TP, TA, PB, HWY	MassDOT Complete Streets program; Shared Streets and Spaces grants; TIP
Action item	Identify strategies to manage the traffic and vehicle speeds through the community on Route 140, Route 16, Hartford Ave, and Providence Rd.	H	6-12 months	Very Low	HWY, TA, PD	MassDOT
Action item	Explore federal infrastructure funding to resolve traffic flow and road conditions.	H	Ongoing	Very Low	TP	BIF/IIJA, CMRPC for technical assistance via DLTA
Goal 5: Support and expand ecotourism initiatives that drive economic development centered on Mendon's natural spaces and agricultural areas.						
Objective	Develop a marketing initiative that brands Mendon as an ecotourism destination.					
Action item	Develop an ecotourism image or brand for the town that effectively advertises Mendon as an ecotourism destination and highlights the town's natural assets.	M	6-12 months	Very Low	EDC	EEA PAG Program, Community One Stop for Growth, CMRPC for Technical Assistance (DLTA)
Action item	Create a "Local Makers Tour" that highlights local artists and food producers. This could build on the examples of Central Mass Grown and the "Browse the Brookfields" campaign.	L/M	6-12 months	Very Low	EDC	Town Staff, Town Committees, Volunteer Time, CMRPC for technical assistance (DLTA or LPA)

Action item	Improve wayfinding and signage to direct visitors to recreation destinations and Town Centers.	M	12-24 months	Very Low /Low	TP, P&R	Community One Stop for Growth
Action item	Create a user-friendly map of existing passive and active recreational opportunities in Mendon that is accessible online and on paper at key destinations (Town Hall, Blackstone River Valley National Heritage Corridor Visitor Center, all town trailheads etc).	L/M	Ongoing	Varies	TP	CMRPC for technical assistance (DLTA or LPA)
Action item	Promote unique, hands-on experiences and events such as harvesting or processing farm products or monitoring wildlife.	H	Ongoing	Varies	EDC	Town Staff, Town Committees, Volunteer Time, Private Businesses
Objective	Support infrastructure development that facilitates tourism and preserves Mendon's natural and historic assets.					
Action item	Establish lodging opportunities, such as Bed & Breakfasts, that are consistent with the Town's character and encourage visitors to extend their stay in Mendon.	L	Ongoing	Varies	EDC	Town Committees, Private Businesses
Action item	Review zoning bylaws to ensure that zoning supports the preservation of natural and agricultural land, using tools such as Agricultural Preservation Overlay Districts, Adaptive Reuse Bylaws, and Scenic Roads Bylaws.	H	6-12 months	Very Low	TP, PB, ZBA, BLDG, LUC, CC, CPC, AC, P&R	CMRPC for technical assistance (DLTA or LPA)
Action item	Improve pedestrian and bicycle infrastructure.	H	12-24 months	Major Capital Item	TP, SB, TA	MassDOT Complete Streets program; Shared Streets and Spaces grants; TIP
Objective	Support infrastructure development that facilitates tourism and preserves Mendon's natural and historic assets.					
Action item	Practice wildlife management to support traditional recreation such as hunting, fishing, trapping, and gathering.	L	Ongoing	Very Low	LUC, CC	Town Staff, Town Committees
Action item	Improve the connectivity of trail systems by fostering partnerships with public and private landowners.	H	6-12 partners	Medium /High	TP, LUC, P&R	Mass Trails Grant
Action item	Leverage Community Preservation Act funds to support the acquisition, preservation, and restoration of conservation and agricultural land.	M	Ongoing	Varies	CPC	Town Staff, Town Committees
Town Services & Facilities		Priority	Time to Completion	Magnitude of cost: Very Low- 0-50k Low- 50-100k Med- 100-250k High: 250k- 500k Major capital item: 500k and up	Responsible Parties	Resources
Goal 1. Deliver high-quality municipal services that meet the needs of Mendon's population.						
Objective	Provide high-quality government services.					
Action item	All Town Offices should appoint a central point of contact, such as a window or phone number.	H	6-8 months	Very Low	TA, TC	Town Staff
Action item	The Town Hall should expand online options for increased transparency and accessibility of Town records through the Town website and social media.	M/H	6-12 months	Very Low	TC	Town Staff, Town Committees, Volunteer Time

Action item	Town Boards, Committees, and Commissions should identify expanded meeting spaces.	M/H	Ongoing	Varies	TA	Other communities
Action item	Ensure that municipal services can adapt to demographic changes.	M	Ongoing	Medium	TA, BOS, various departments	Community Compact, DLS
Objective	Enhance and maintain services offered through the Taft Public Library, Parks & Recreation, Senior Center, and other departments.					
Action item	The Town should approve and renovate the vacant rectory building for Taft Public Library use.	M	12-24 months	High/Major Capital Item	TLT, SB	Town Meeting
Action item	The Town should approve additional staff to support the Council on Aging's transportation system.	M/H	6-12 months	Medium	TA, SB, COA	Town Meeting
Action item	The Town should support the construction of the Senior Center addition for Council on Aging programming and necessary Emergency Shelter provisions.	M/H	12-24 months	High/Major Capital Item	TA, SB, COA	Town Meeting, AARP Grants
Action item	The Town should support the construction of a permanent garage designated for Parks and Recreation trucks and equipment.	M/H	12-24 months	High/Major Capital Item	TA, SB, P&R	Town Meeting
Action item	The Town should consider increased hours and additional employees to support the work of the Parks Department maintenance needs, including a full-time Maintenance Forman and Assistant Director.	M/H	Ongoing	High	TA, SB, P&R	Town Meeting
Action item	The Town should support enhancements to Parks Department lands, including parking, lighting, irrigation systems, storage sheds, dog parks, and sports fields/courts.	M/H	12-24 months	Medium /High	TA, SB, P&R	Community One Stop for Growth
Objective	Support and provide high-quality public safety services.					
Action item	The Town should support a fire suppression system for the Fire Department.	H	6-12 months	Medium /High	FD	MEMA, State Revolving Loan Fund, ARPA, Town Meeting
Action item	The Town should support the Fire Department with space for classroom training and meetings.	H	6-12 months	Very Low	FD	MEMA, State Revolving Loan Fund, ARPA, Town Meeting
Action item	The Town should install sufficient decontamination and eye wash stations in the Fire Station.	H	6-12 months	Low/Medium	FD	MEMA, State Revolving Loan Fund, ARPA, Town Meeting
Action item	The Town should consider moving the Fire Station back into the center of Town.	L/M	Ongoing	Very Low	FD	MEMA, State Revolving Loan Fund, ARPA, Town Meeting
Action item	The Town should provide additional staffing to support the volunteer work of the Community Emergency Response Team.	M	6-12 months	Very Low	FD, PD	MEMA, State Revolving Loan Fund, ARPA, Town Meeting
Action item	The Town should purchase an emergency generator for Miscoc Hill Middle School's emergency dispensing services.	H	6-12 months	Low/Medium	TA	MEMA, State Revolving Loan Fund, ARPA, Town Meeting
Action item	The Town should support the Council on Aging addition with a new generator, adequate shower provisions, and an animal kennel area for Emergency Shelter purposes.	M/H	6-12 months	High/Major Capital Item	COA	MEMA, State Revolving Loan Fund, ARPA, Town Meeting, AARP Grants
Action item	The Town should construct a second salt shed within the Highway Department.	M	6-12 months	Medium	HWY	MassDOT, State Revolving Loan Fund, ARPA, Town Meeting
Action item	The Town should construct a wash bay for Highway Department trucks and equipment.	M	6-12 months	Low/Medium	HWY	MassDOT, State Revolving Loan Fund, ARPA, Town Meeting

Action item	The Town should reassess the employee pay scale for emergency responders and the Highway Department to retain current and future talent.	H	Ongoing	Varies	SB	Town Meeting
Objective	Utilize technology, where feasible, to improve the efficiency, quality, and costs of delivering municipal services.					
Action item	The Town Hall should expand online options for services.	H	Ongoing	Very Low/Low	TA	Community Compact IT grant program; MA Office of Municipal and School Technology
Objective	Evaluate opportunities to regionalize public services, where feasible.					
Action item	The Town should continue to explore outsourcing opportunities to save on overhead costs.	M	Ongoing	Very Low	TA, SB	N/A
Goal 2. Maintain the quality of municipal buildings, public school facilities, and other Town-owned facilities.						
Objective	Ensure that Town-owned facilities can accommodate changes to future demand or usage.					
Action Item	Develop a strategic plan to ensure all public facilities can meet the current and future needs of Mendon's population.	M	6-12 months	Very Low	TA, TP	CMRPC via DLTA or LPA; Town Staff, Town Committees
Action Item	Develop a capital needs plan to help the Town budget for maintenance and capital needs.	H	6-12 months	Very Low	TA, SB, FC	DLS for best practices and guidance.
Action Item	Ensure that all public facilities are ADA-compliant and accessible.	H	Ongoing	Varies	TA, TP, BLDG, P&R	MOD, ADA
Action Item	Identify state and federal funding opportunities for the improvement of Town facilities.	H	Ongoing	Very Low	TA, TP	ARPA, IRA, BIF/IIJA, Community One Stop for Growth
Goal 3: Maintain and enhance Town-owned infrastructure.						
Objective	Ensure the Town's stormwater and roadway drainage systems are operating adequately and are equipped to meet state and federal requirements.					
Action Item	The Town should fund recommended stormwater best management practice retrofits as outlined in the town's MS4 permitting reports.	M	12-18 months	High	SWTF	Town Meeting, MVP Action Grant
Objective	Ensure that Town-owned infrastructure can accommodate changes to future demand or usage.					
Action Item	Conduct a sewer and water infrastructure study to evaluate expansion of water and sewer services.	H	Ongoing	Varies	TA, TP	Town Meeting, MVP Action Grant, Community One Stop for Growth
Action Item	The Town should replace the water mains on Cape Road and Bates Street.	M	8-12 months	High/Major Capital Item	WC	Community One Stop for Growth
Action Item	The Town should consider partnering with neighboring towns to expand water services to Cape Road.	M	1-5 years	Major Capital Item	WC	Town Staff, Town Committee, Neighboring Towns
Action Item	The Town should expand the public water supply in the center of Town for Road 16 and North Avenue to incentivize development.	M	1-5 years	Major Capital Item	WC	Community One Stop for Growth
Action Item	The Town should collaborate with the Board of Health to test water quality of individual and homeowner wells.	M	6-12 months	Low	BOH, WC	Town Staff, Committees
Action Item	The Town should support increased fire protection in the center of Town.	M	12-24 months	High/Major Capital Item	FD	FEMA Fire Safety Grants

Goal 4: Ensure that the Mendon-Upton Regional School District provides high-quality education to the Town's students.						
Objective	Ensure that public education facilities in Town are sufficient to uphold the quality of the education system.					
Action item	The Town should support the construction of a new middle school to replace Miscoe Hill Middle School.	H	3-10 years	Major Capital Item	Schools, TA, SB, FinCom	MSBA, State Revolving Loan Fund
Action item	The Town should support necessary school facility improvements proposed by the MURSD.	H	6-12 months	Varies/High/Major Capital Item	Schools, TA, SB, FinCom	MSBA, State Revolving Loan Fund, ARPA, Town Meeting
Action item	The Town should consider major sports and recreation facility improvements on public school grounds.	M	8-12 months	High/Major Capital Item	Schools, TA, SB, FinCom	ARPA, CPA, DCS/EEA Parkland Acquisitions and Renovations for Communities (PARC) Grant Program
Objective	Ensure that the administration of educational services is sufficient to uphold the quality of the education system.					
Action Item	Ensure that the provision of educational services and facilities adapt to demographic changes and trends.	H	Ongoing	Varies	Schools, TA, SB, FinCom	Town Staff, Schools
Action Item	Improve communication between MURSD and Town Officials.	H	Ongoing	Very Low	Schools, TA, SB, FinCom	Town Staff, Schools
Action Item	Implement the 2018-2023 Mendon-Upton Regional Schools Strategic Plan.	H	12-24 months	High/Major Capital Item	Schools, TA, SB, FinCom	MSBA, State Revolving Loan Fund
Goal 5: Enhance the resiliency and sustainability of Town services and facilities.						
Objective	Objective: Improve inter-departmental communication.					
Action item	Cross-train town office clerical staff by town department heads.	M	Ongoing	Very Low	TA, Town Departments	Town Staff
Action item	The Town Administrator should hold regular staff meetings to open lines of communication.	H	Ongoing	Very Low	TA	Town Staff
Action Item	Implement the recommendations made in the 2018 Mendon Municipal Vulnerability Preparedness Program.	H	1-5 years	Varies	TA, TP	MVP Action Grants
Action Item	Implement the recommendations made in the 2017 Mendon Hazard Mitigation Plan.	H	12-24 months	Varies	TA, TP, BOH, BLDG, WC, FD	Dam and Seawall Repair or Removal Program Grants and Funds; MVP Planning or Action Grants; DER funding; FEMA Hazard Mitigation grants; DER; EEA; MEMA; FEMA
Action Item	Develop a Continuity of Operations Plan (CCOP).	H	6-12 Months	Very Low	TA, PD, All Towns Departments	FEMA Hazard Mitigation grants; MEMA Emergency Management Performance grants; CMHMSC
Action Item	Identify state funding for improving energy efficiency and sustainability of Town operations.	H	Ongoing	Very Low	TA, BOS, TP	DOER Green Communities, MVP Action Grants, MDEP, MassEVIP Grant Program, MassEVIP Public Access charging Initiatives, MassEVIP Fleet Charging Program
Action Item	Continue to meet the Green Communities requirements.	H	Ongoing	Very Low	TA, BOS, PB, various departments	Town Staff, Town Committees, CMRPC for technical assistance if needed (DLTA, LPA)
Action Item	Ensure the Town's infrastructure is prepared to deal with climate change related impacts.	M	Ongoing	Major Capital Item	TA, BOS, HWY, DPW, CPC	MassWorks; USDA



Town of Mendon
20 Main Street
Mendon, MA 01756
www.mendonma.gov

Appendices

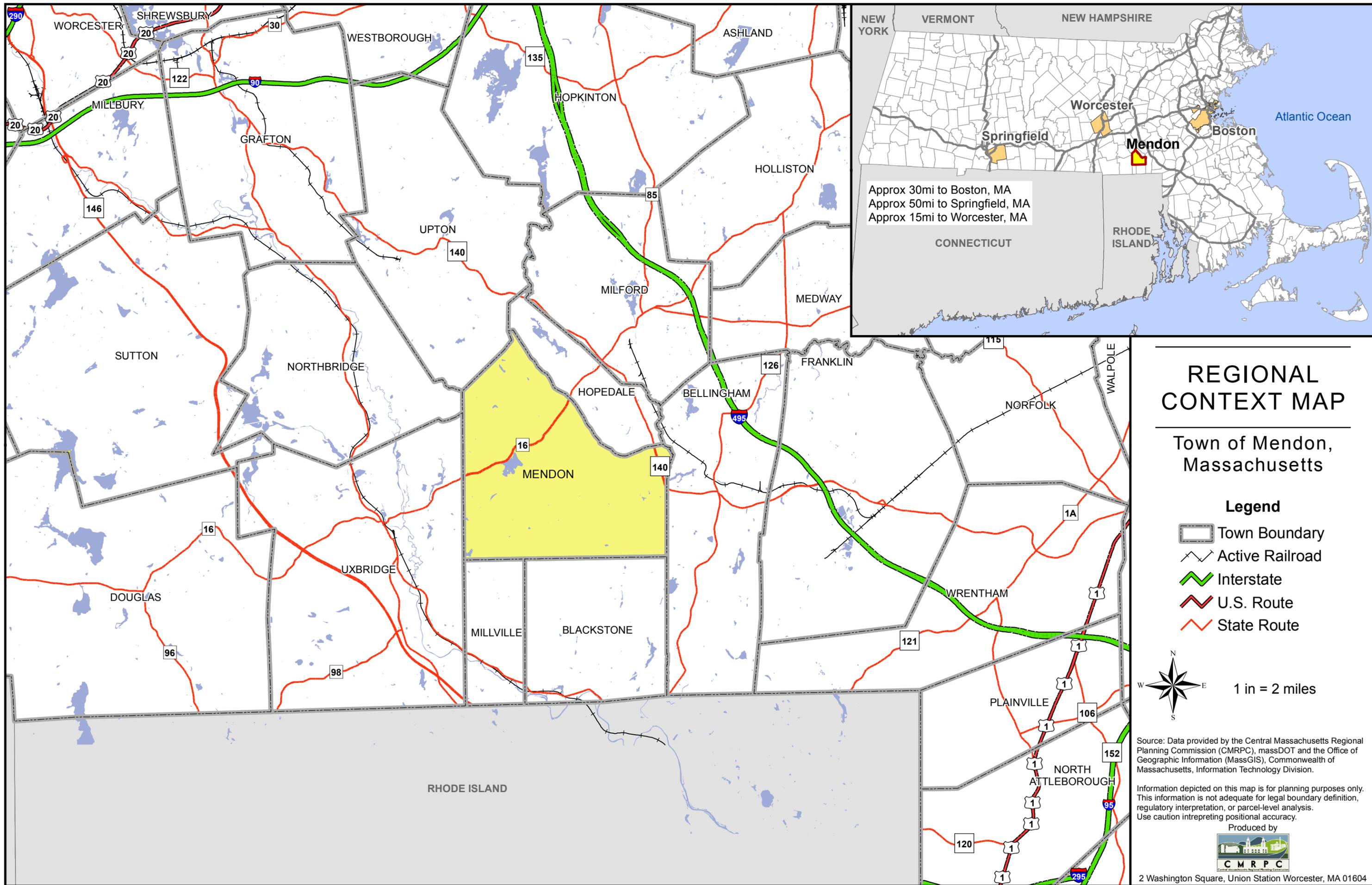


Photo: Inman Pond, Meadow Brook Woods



Town of Mendon Master Plan 2023

Appendix A: Maps



Approx 30mi to Boston, MA
 Approx 50mi to Springfield, MA
 Approx 15mi to Worcester, MA

Source: Data provided by the Central Massachusetts Regional Planning Commission (CMRPC), massDOT and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

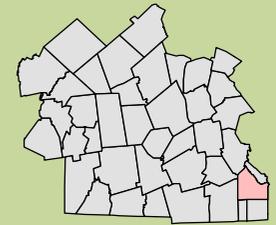
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Produced by

2 Washington Square, Union Station Worcester, MA 01604

Date: 5/22/2017 Path: H:\Projects\IO_Mendon_GIS\m179_Locus_11x17.mxd

Bicycle Compatibility Index: Town of MENDON



Legend

BCI

- Class A (1.51)
- Class B (2.31)
- Class C (3.41)
- Class D (4.41)
- Class E (5.3)
- Class F (+ 5.3)

- Potential Connectivity Barriers

CMRPC Bike Trails

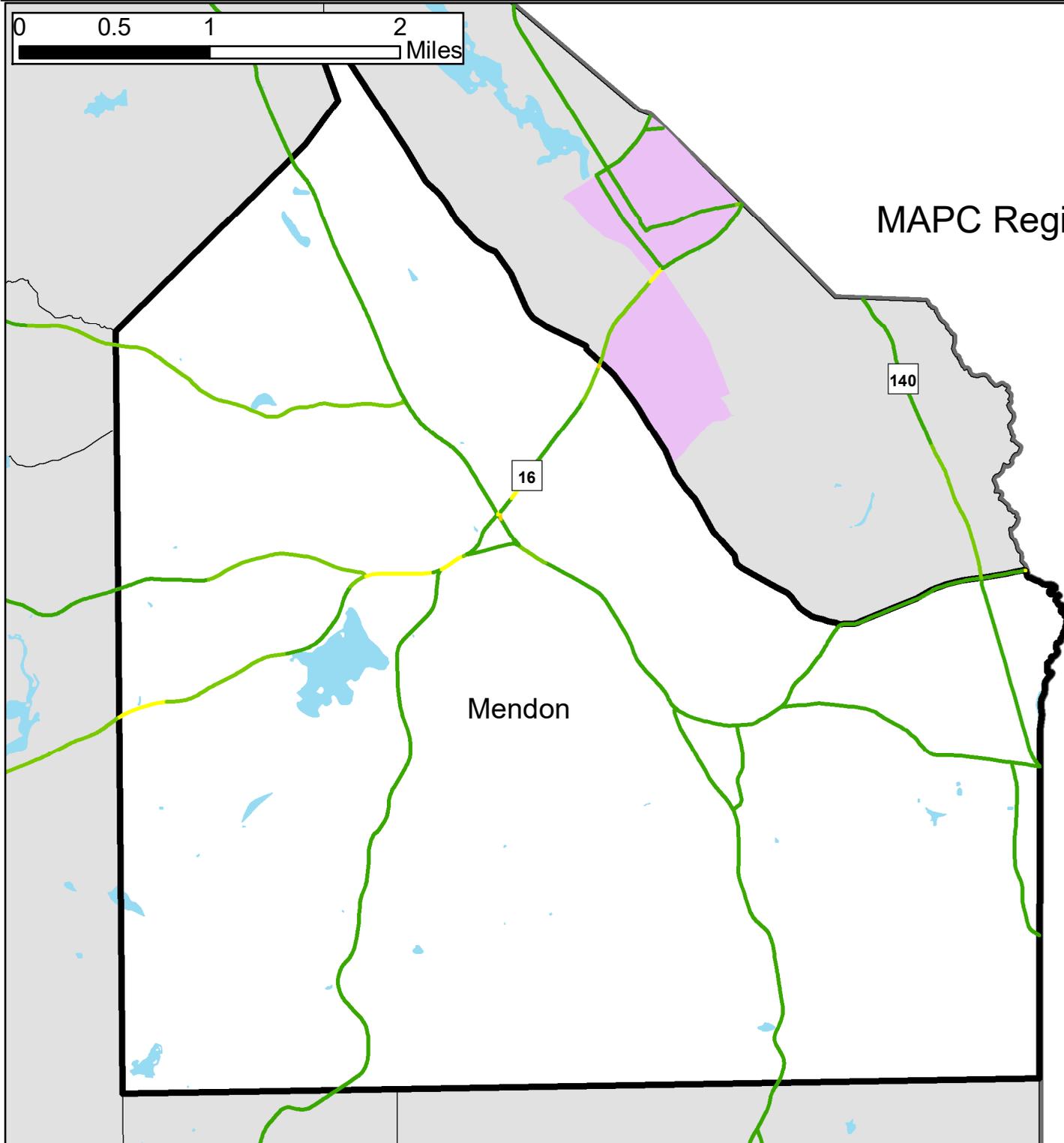
- Millbury Rail Trail
- Mass Central Rail Trail
- Blackstone Valley Bikeway
- Southern NE Trunkline Trail
- Quinebaug Valley Trail
- Grand Trunk Trail
- Ware River Valley Rail Trail

Major Roads

- Interstate
- State Route
- US Highway
- Low Income Community
- Language Isolated Community
- Hispanic and Latino Community
- Age 75+ Community
- Minority Community
- Major Waterbodies

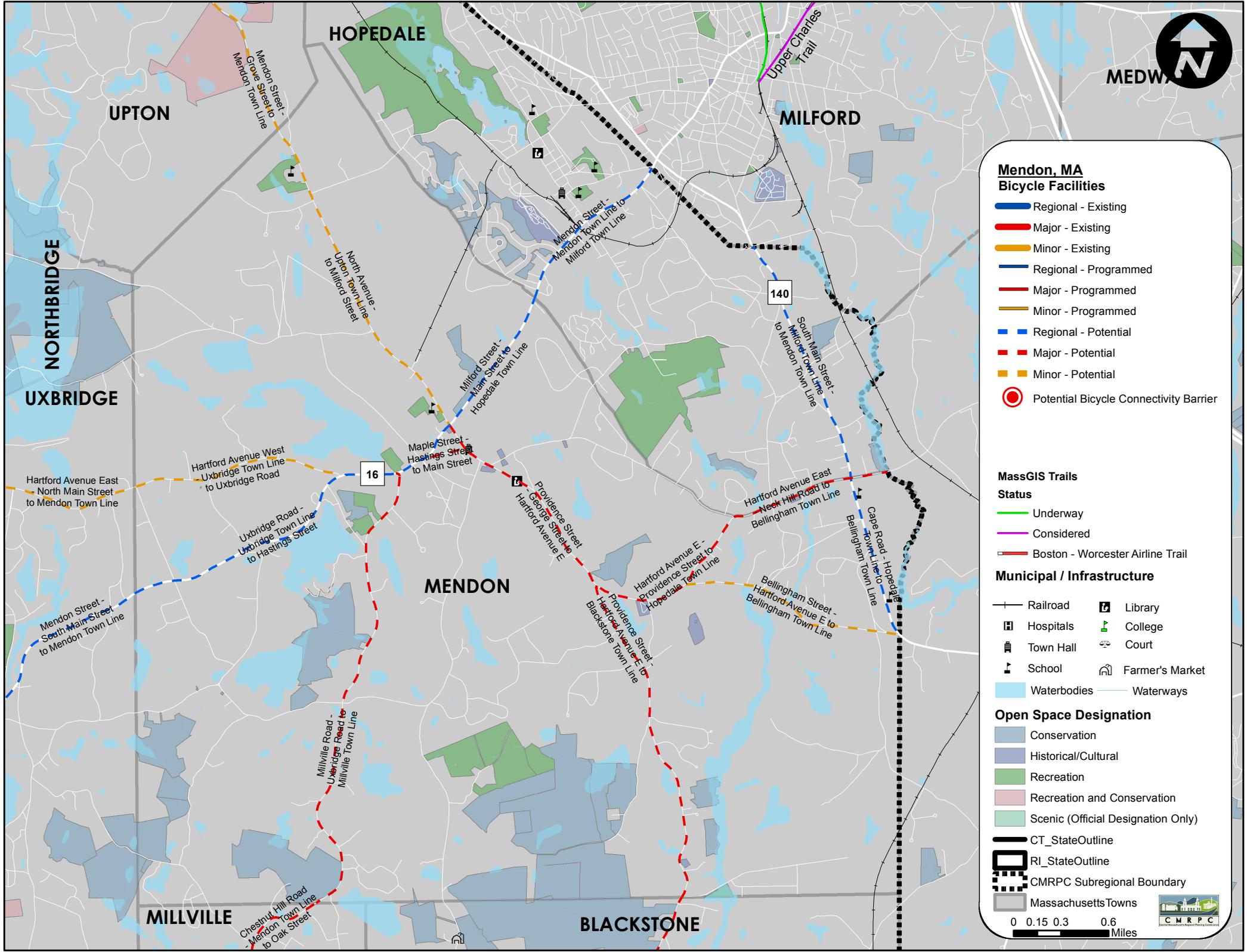
Data sources include: MassGIS, MassDOT, and CMRPC. Information depicted on this map are for planning purposes only. This map is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

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MEDWA



Mendon, MA Bicycle Facilities

- Regional - Existing
- Major - Existing
- Minor - Existing
- Regional - Programmed
- Major - Programmed
- Minor - Programmed
- Regional - Potential
- Major - Potential
- Minor - Potential
- Potential Bicycle Connectivity Barrier

MassGIS Trails Status

- Underway
- Considered
- Boston - Worcester Airline Trail

Municipal / Infrastructure

- Railroad
- Library
- Hospitals
- College
- Town Hall
- Court
- School
- Farmer's Market
- Waterbodies
- Waterways

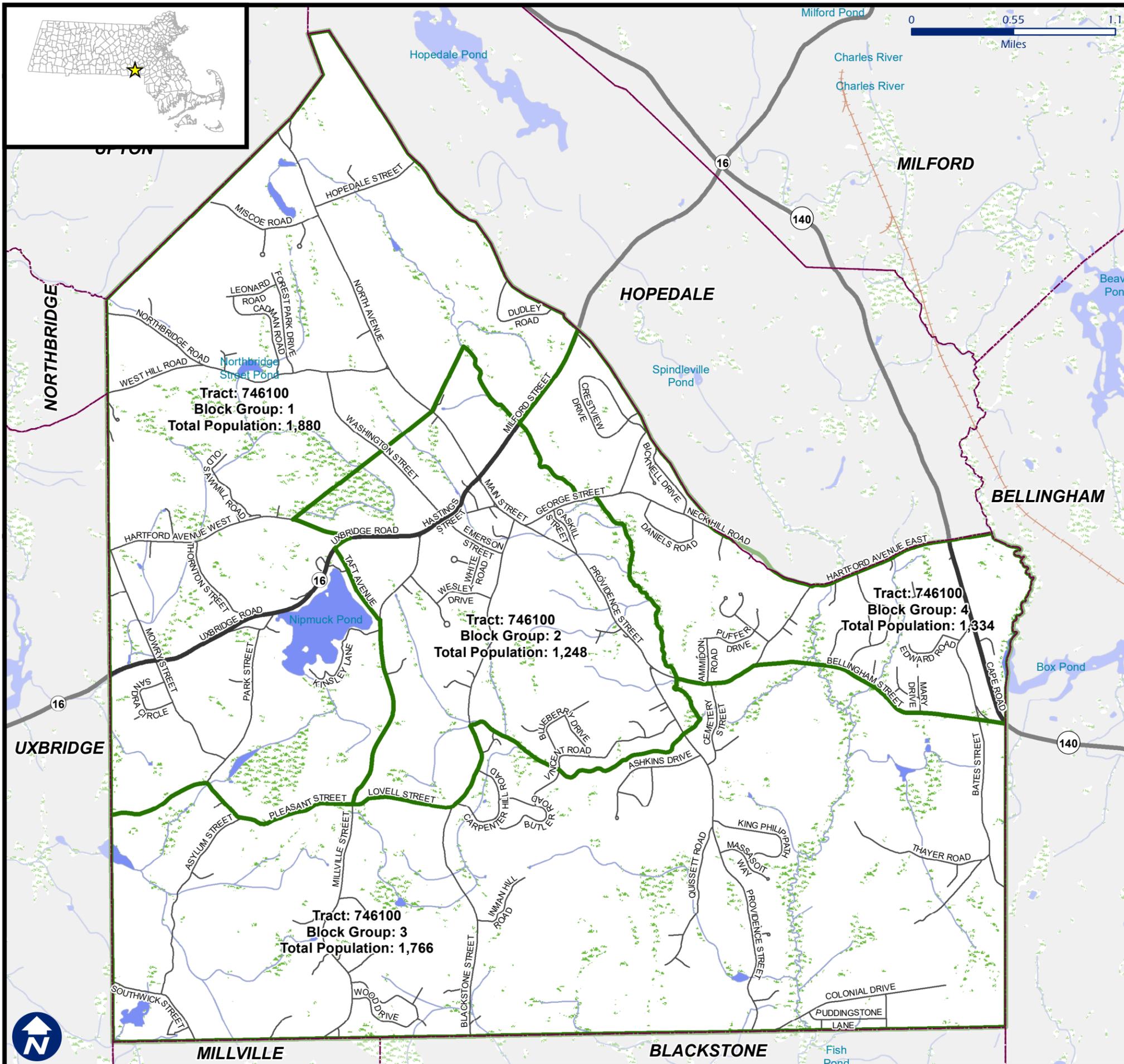
Open Space Designation

- Conservation
- Historical/Cultural
- Recreation
- Recreation and Conservation
- Scenic (Official Designation Only)

- CT_StateOutline
- RI_StateOutline
- CMRPC Subregional Boundary
- Massachusetts Towns



Town of Mendon 2022 Master Plan



Legend

- Town Boundary
- River, Stream
- Lake, Pond
- MassDEP Wetlands
- Active Rail Service
- Roads**
- Major Road
- Local Road
- 2021 Census Tiger Line Block Groups

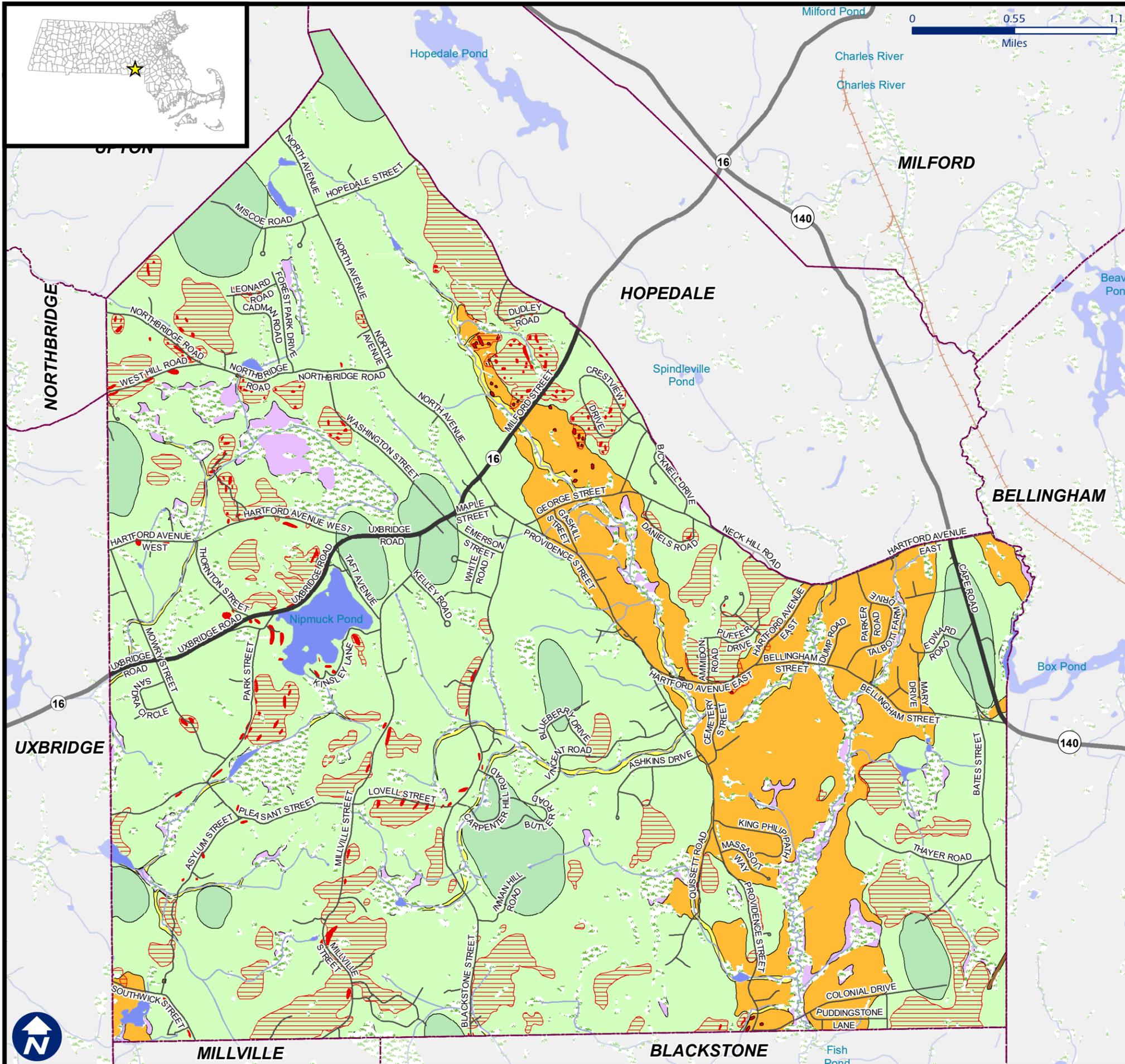
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Source: Data provided by the Town of Mendon, CMRPC and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Town of Mendon 2022 Master Plan



Legend

- Town Boundary
- River, Stream
- Lake, Pond
- MassDEP Wetlands
- Active Rail Service
- Major Road
- Local Road
- Abundant Outcrop and Shallow Bedrock
- Artificial Fill
- Swamp and Marsh Deposits
- Alluvium
- Coarse
- Glaciolacustrine Fine
- Thick Till
- Bedrock Outcrop
- Thin Till

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Town of Mendon 2022 Master Plan

**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.

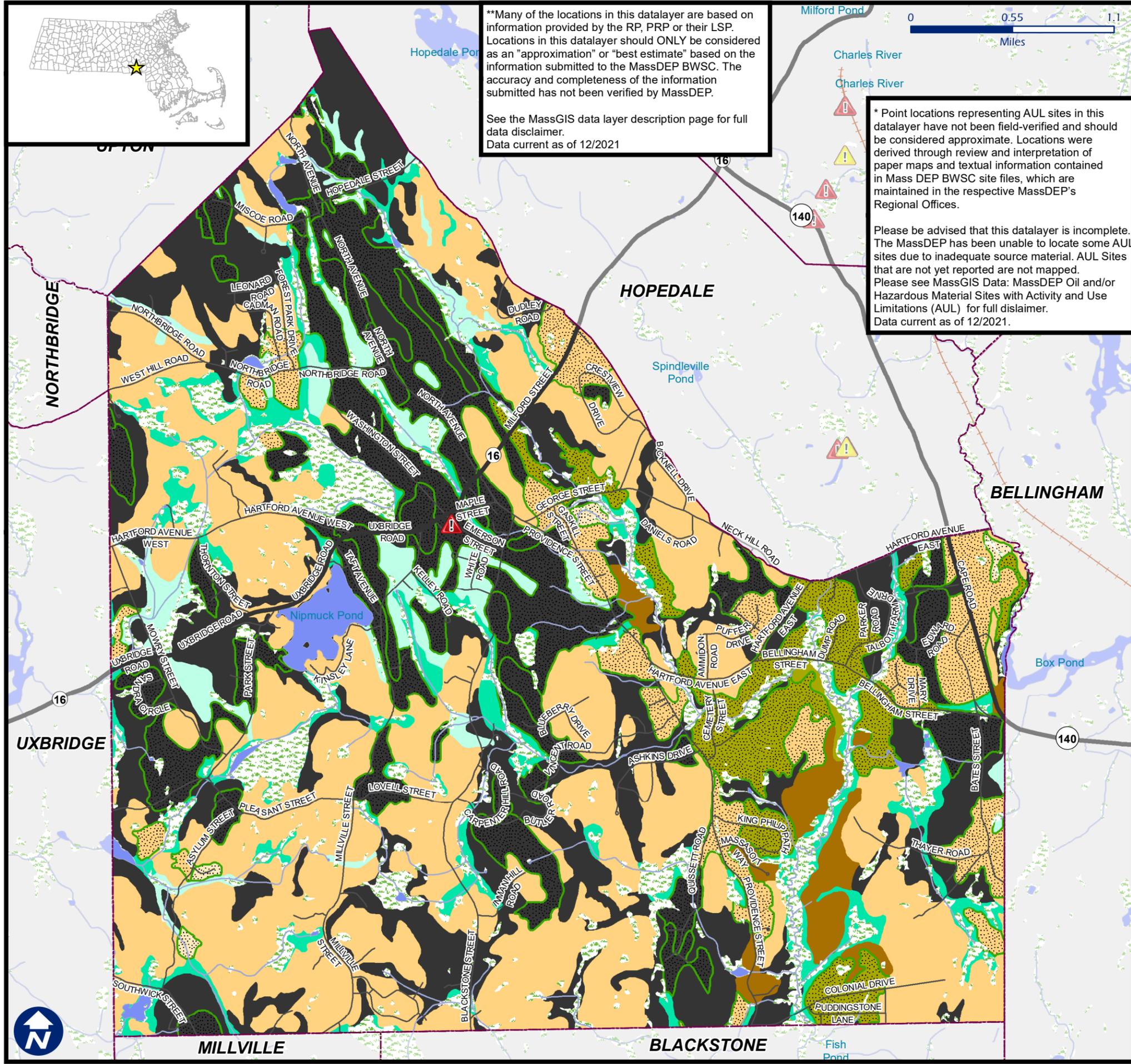
See the MassGIS data layer description page for full data disclaimer.
Data current as of 12/2021

* 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 12/2021.

Legend

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



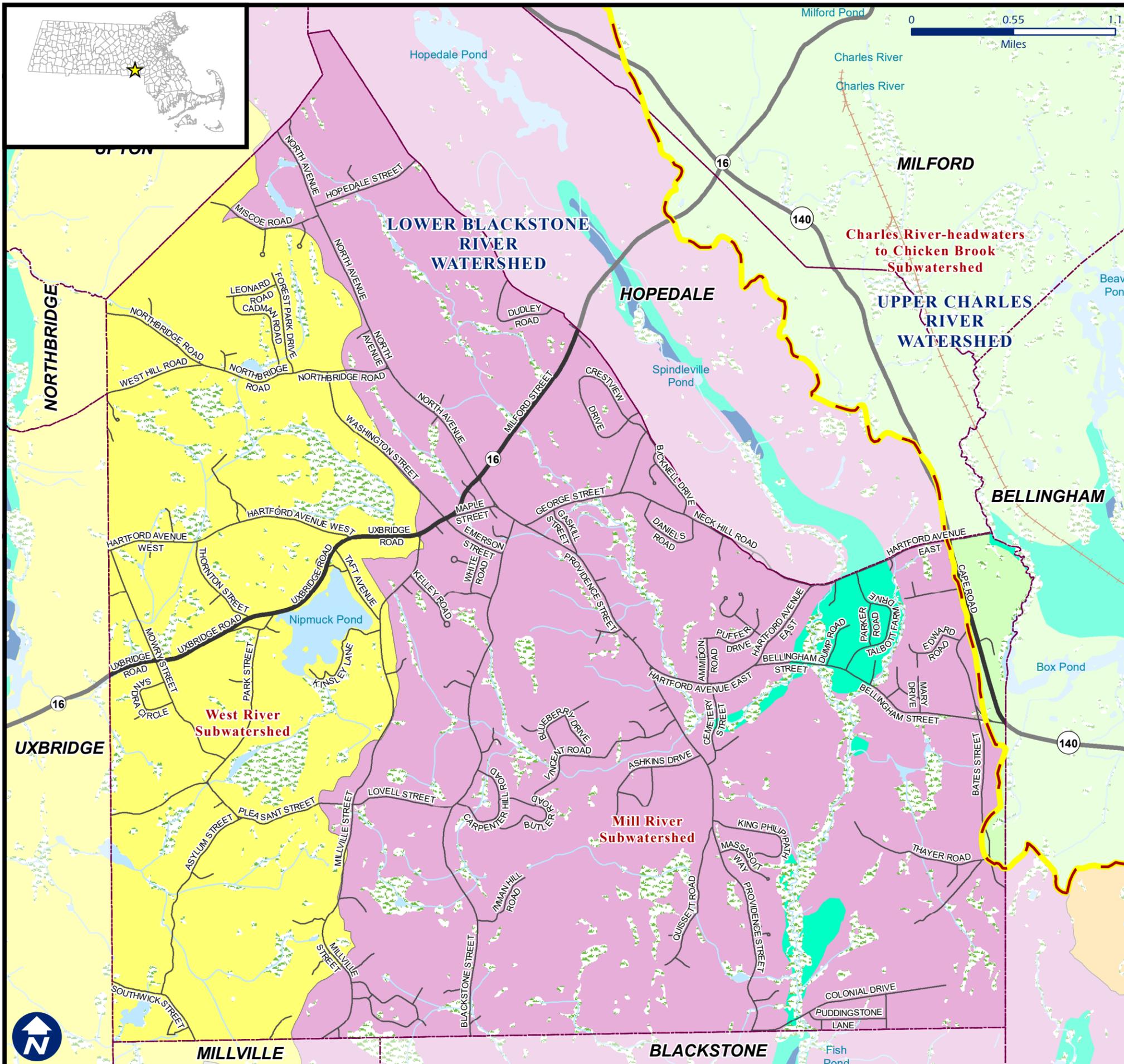
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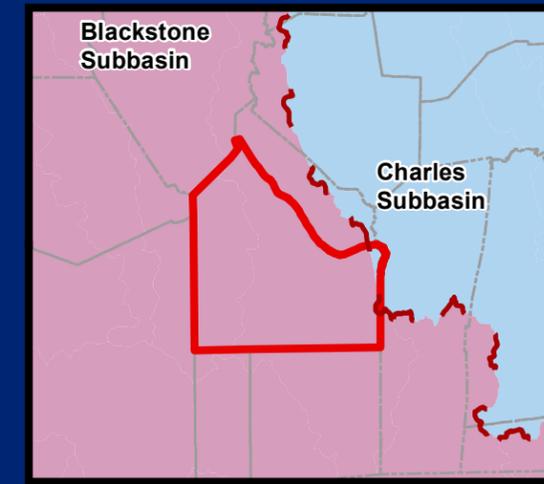
Source: Data provided by the Town of Mendon, CMRPC and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Town of Mendon 2022 Master Plan



Legend

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



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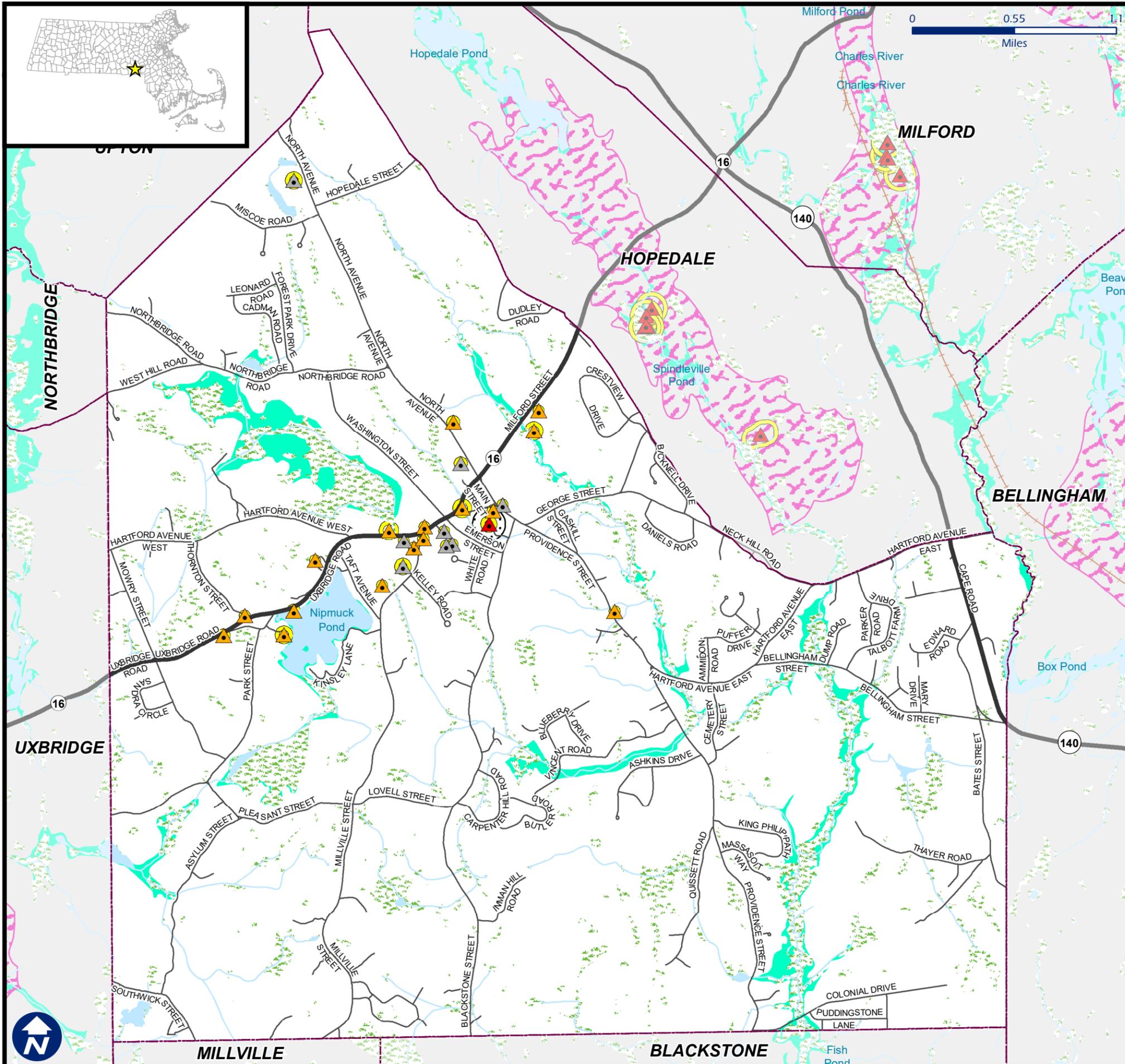
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Town of Mendon 2022 Master Plan



Legend

- Town Boundary
- River, Stream
- Lake, Pond
- MassDEP Wetlands
- Active Rail Service
- Major Road
- Local Road
- DEP Approved Zone I (March 2022)
- Approved Wellhead Protection Areas-Zone II (March 2022)
- Interim Wellhead Protection Areas (March 2022)
- 100-year Flood Area (FEMA National Flood Hazard Layer, DFIRM)
- Community Groundwater Well
- Non-Transient Non-community
- Transient Non-Community

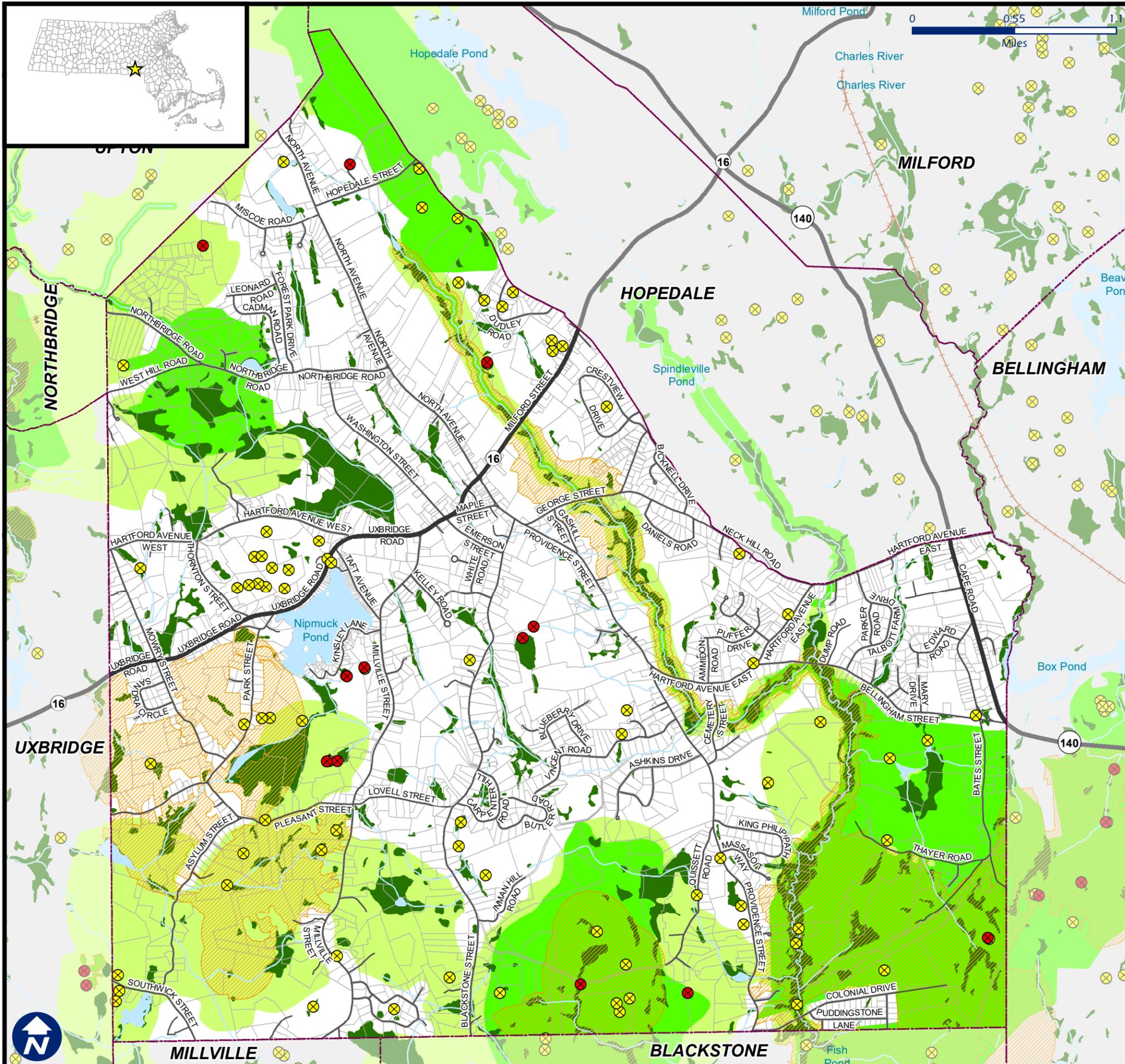
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Town of Mendon 2022 Master Plan



Legend

Town Boundary	NHESP Certified Vernal Pools (05/2022)
River, Stream	NHESP Potential Vernal Pools* (2017)
Lake, Pond	NHESP Priority Habitats of Rare (2021)
MassDEP Wetlands	NHESP/TNC BioMap2 Core Habitat
Active Rail Service	NHESP/TNC BioMap2 Critical Natural Landscape
Roads	
Major Road	
Local Road	

(1) NHESP Potential Vernal Pools: Not equivalent to Certified Vernal Pools

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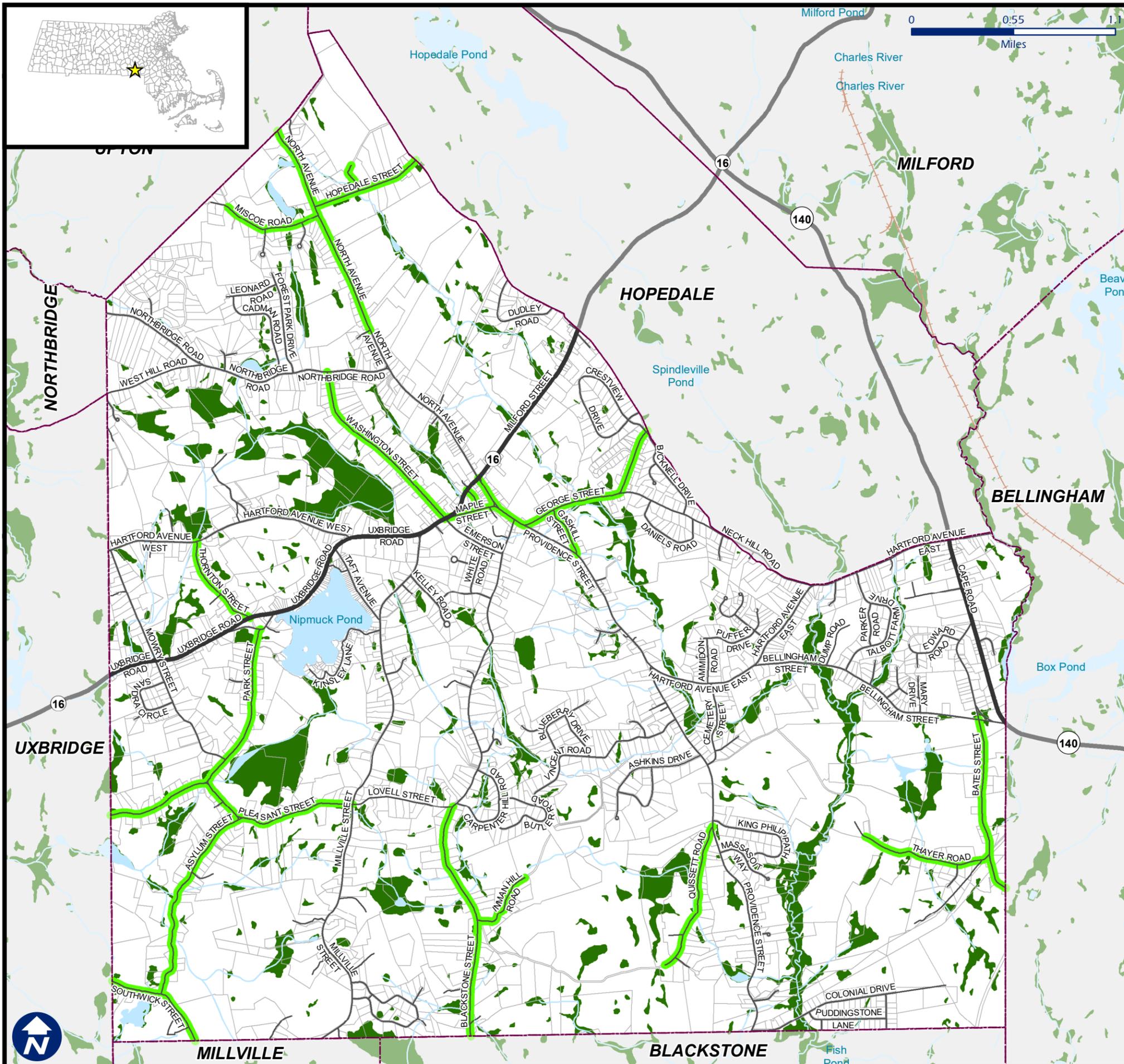
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Town of Mendon 2022 Master Plan



Legend

- Town Boundary
- River, Stream
- Lake, Pond
- MassDEP Wetlands
- Active Rail Service
- Scenic Roads
- Major Road
- Local Road

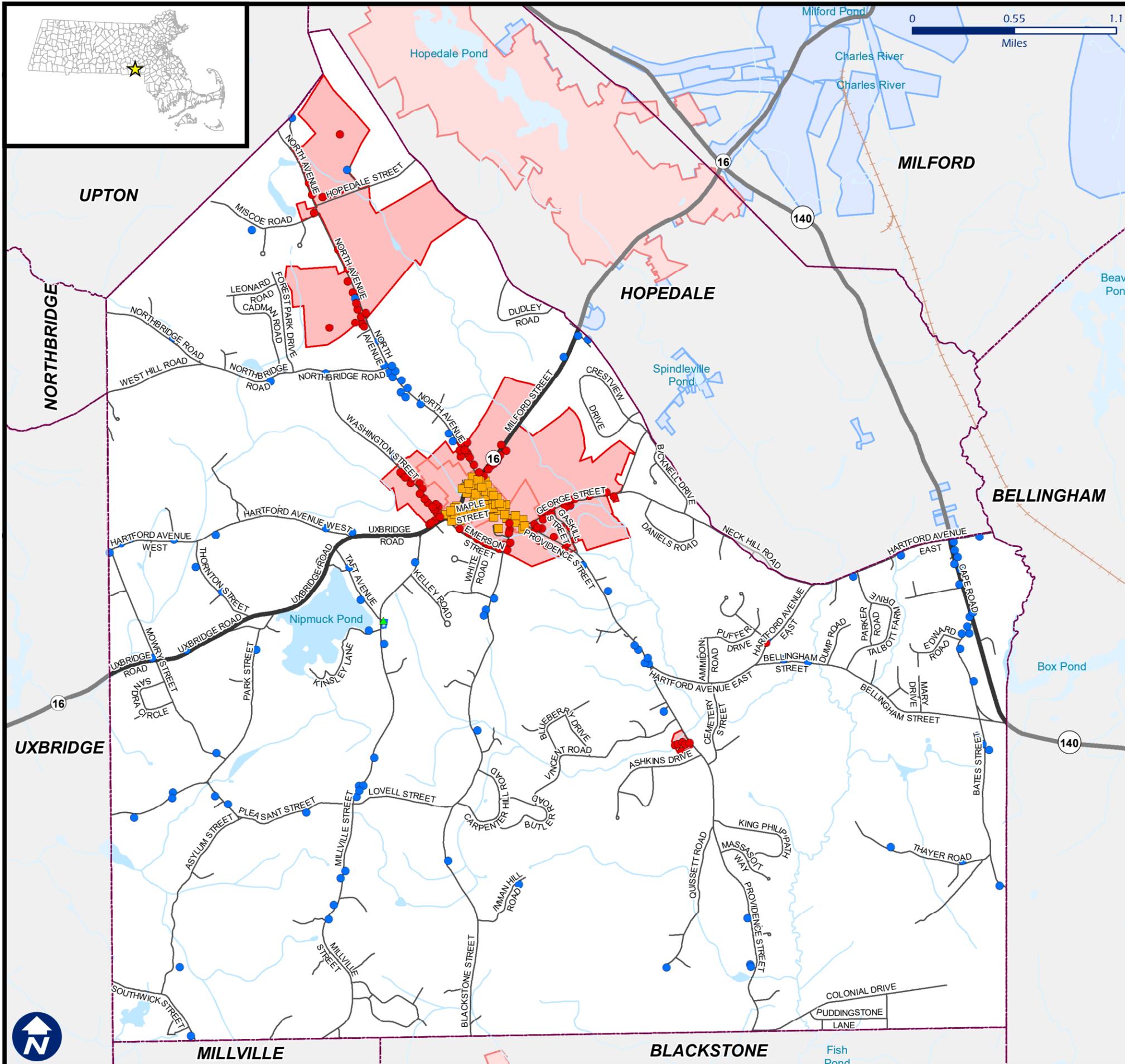
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Source: Data provided by the Town of Mendon, CMRPC and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Town of Mendon 2022 Master Plan



Legend

	Town Boundary	MHC Historic Inventory
	River, Stream	Nat'l Register of Historic Places
	Lake, Pond	Local Historic District
	Active Rail Service	NRHP and LHD
	Major Road	Inventoried Property
	Local Road	Nat'l Register of Historic Places
		MRHP and LHD
		Inventoried Area

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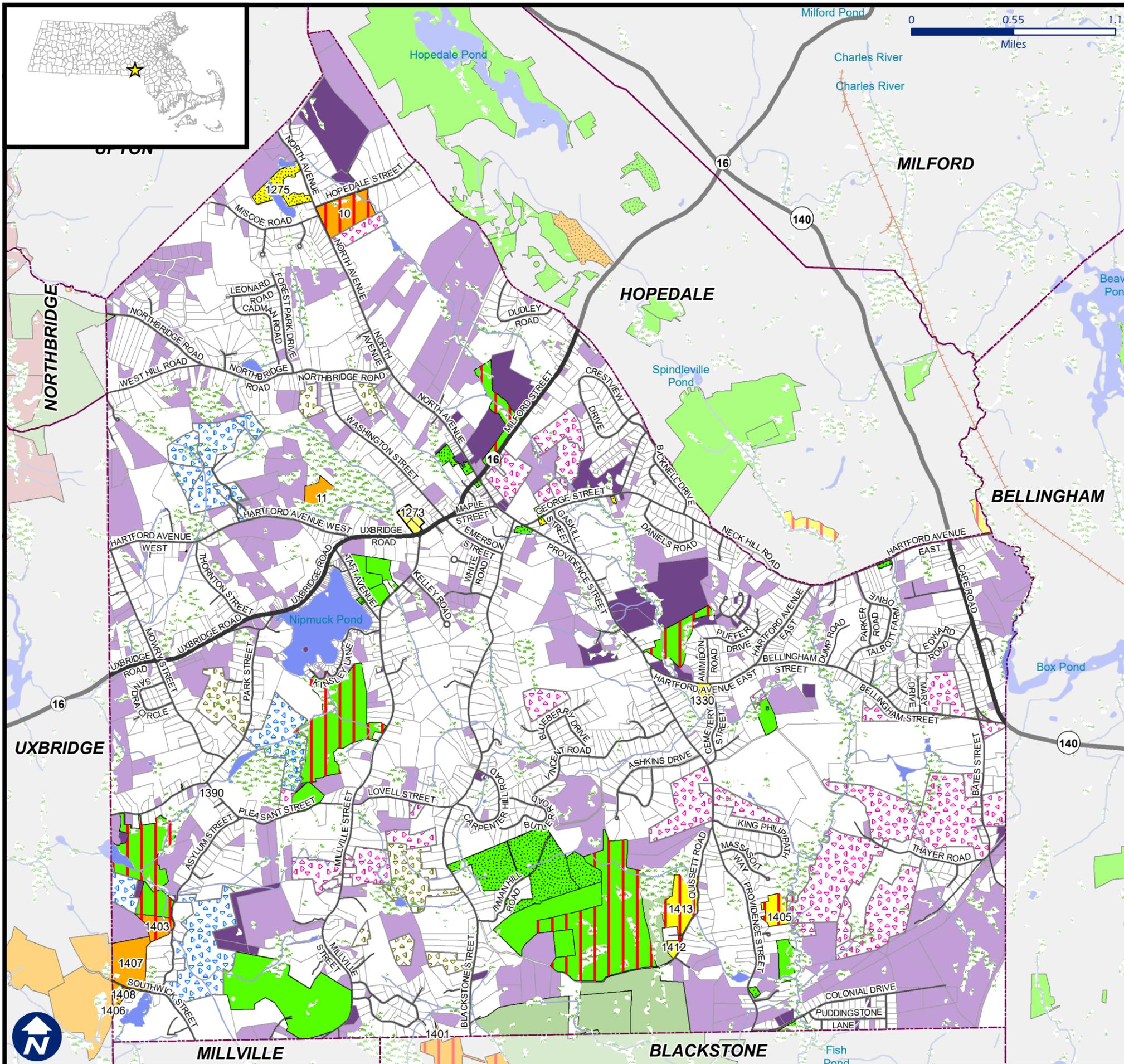
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Source: Data provided by the Town of Mendon, CMRPC, The Trustees of Reservations and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.



Town of Mendon 2022 Master Plan



Legend

	Town Boundary		Undeveloped Land (FY2022)
	River, Stream		Conservation Restriction (1)
	Lake, Pond		Agricultural Preservation Restriction (1)
	MassDEP Wetlands		Chapter Land (FY2022)
	Active Rail Service		Chapter 61B
	Major Road		Chapter 61A
	Local Road		Chapter 61
	Town Owned Land (FY2022)		Open Space Ownership (1)
			Federal
			State
			Municipal
			Private
			Non-Profit
			Level of Protection (1)
			Perpetuity*
			Limited
			None

(1) Open Space data from MassGIS. Current as of 04/2022

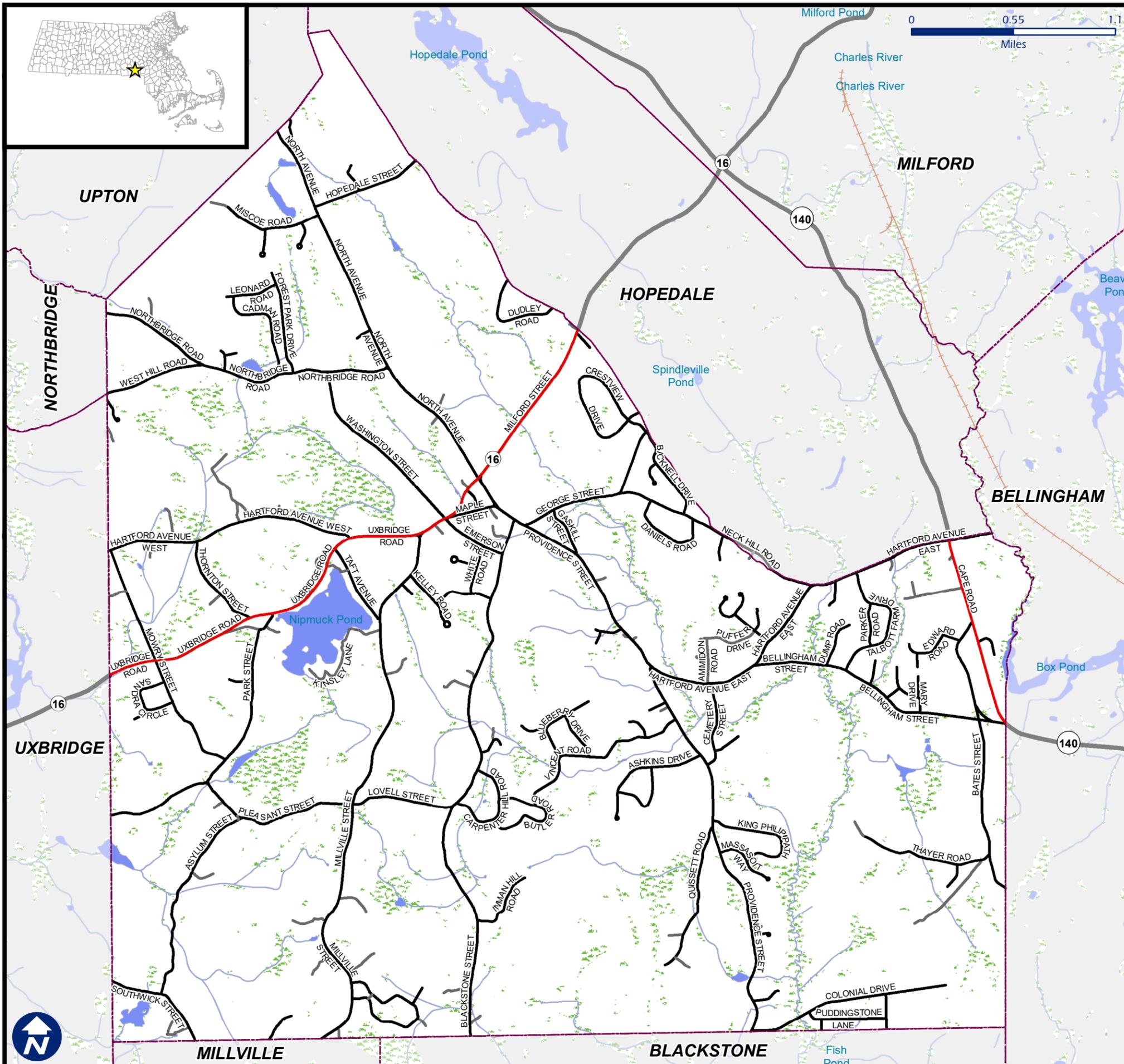
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 Worcester, MA 01608



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

Town of Mendon 2022 Master Plan



Legend

- | | | | |
|--|---------------------|--|--|
| | Town Boundary | | Road Jurisdiction |
| | River, Stream | | City or Town accepted road |
| | Lake, Pond | | Massachusetts Department of Transportation |
| | MassDEP Wetlands | | Unaccepted by city or town |
| | Active Rail Service | | |

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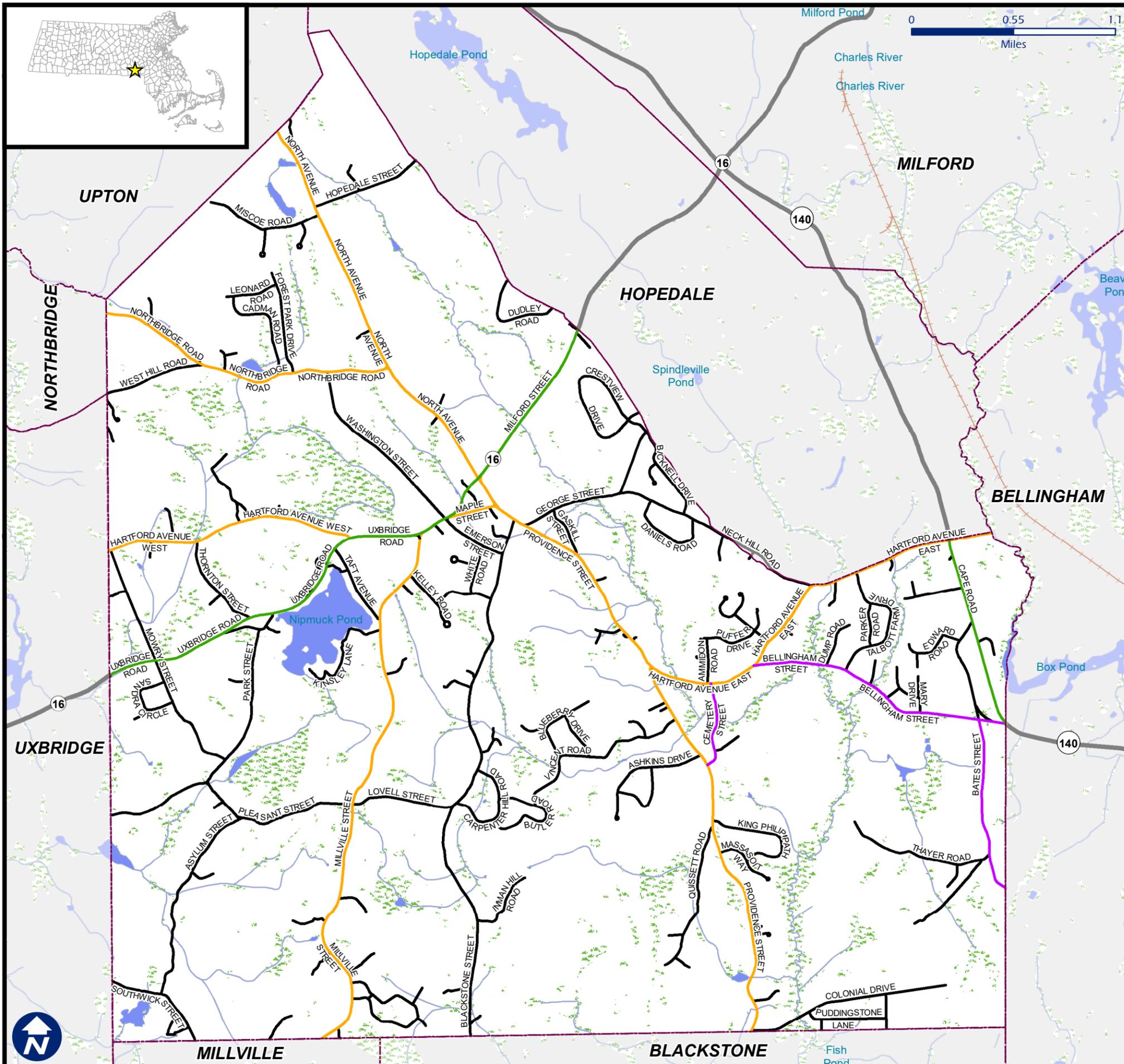
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 Worcester, MA 01608



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



Town of Mendon 2022 Master Plan



Legend

- | | | |
|--|---------------------|--|
| | Town Boundary | Functional Classification (2020 RIF) |
| | River, Stream | Local |
| | Lake, Pond | Rural minor arterial or urban principal arterial |
| | MassDEP Wetlands | Urban collector or rural minor collector |
| | Active Rail Service | Urban minor arterial or |

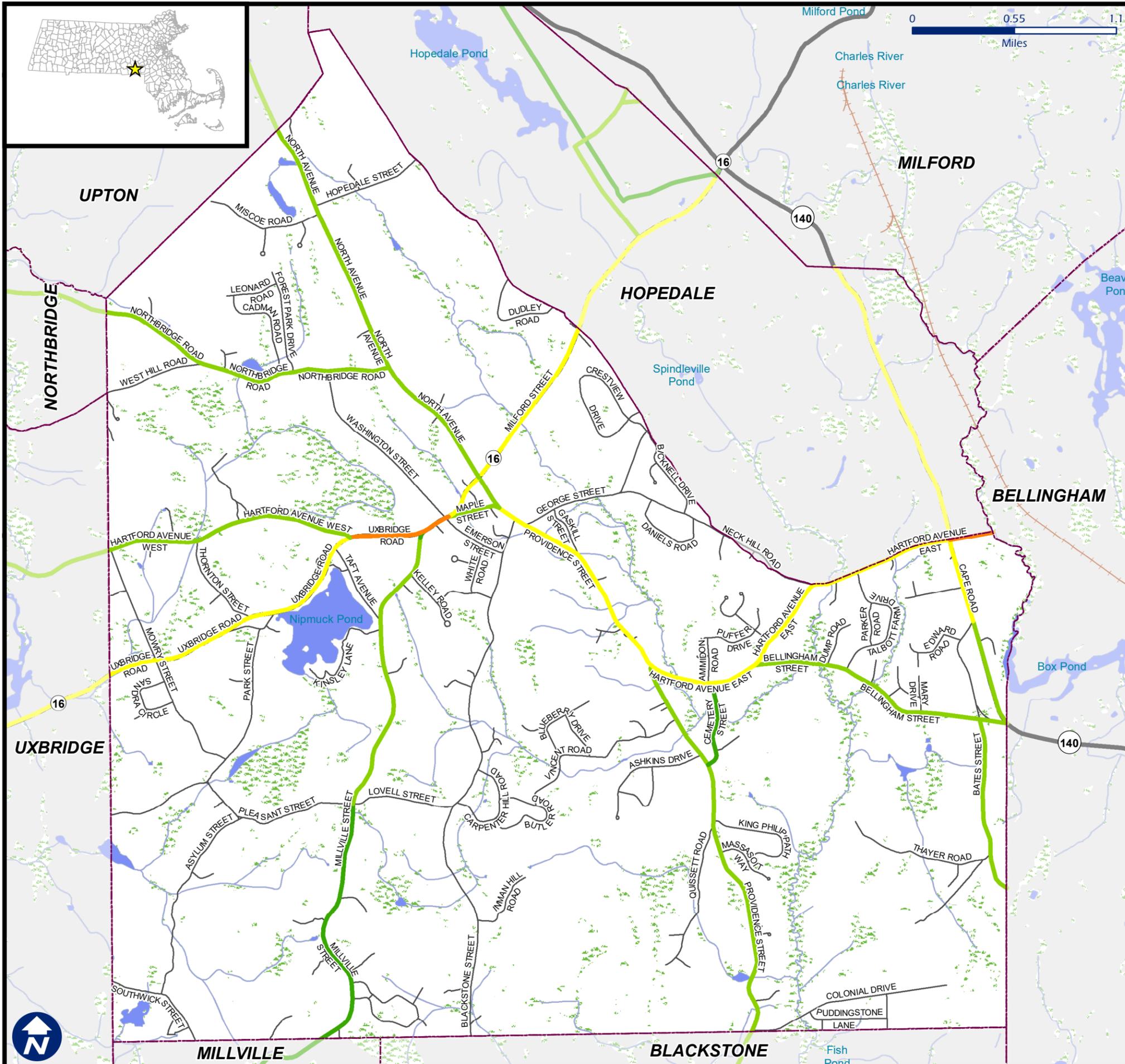
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 Worcester, MA 01608



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

Town of Mendon 2022 Master Plan



Legend

- Town Boundary
 - River, Stream
 - Lake, Pond
 - MassDEP Wetlands
 - Active Rail Service
- | Most Recent Total Volume (2013-2019) | |
|--------------------------------------|----------|
| | ≤ 2,500 |
| | ≤ 7,499 |
| | ≤ 14,999 |
| | ≤ 30,000 |

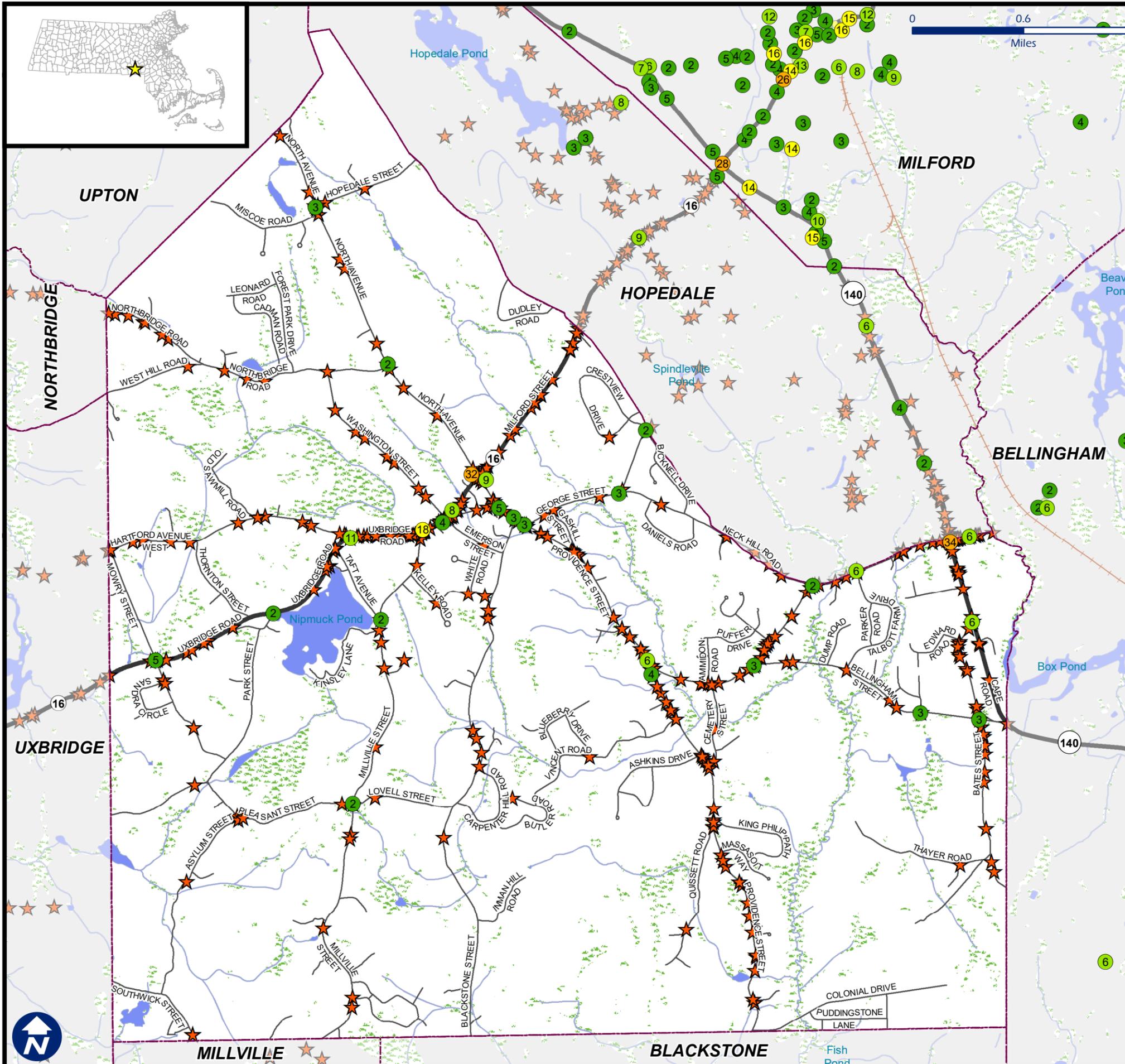
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Source: Data provided by the Town of Mendon, CMRPC and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Town of Mendon 2022 Master Plan



Legend

- Town Boundary
 - River, Stream
 - Lake, Pond
 - MassDEP Wetlands
 - Active Rail Service
 - Major Road
 - Local Road
 - Auto Crash Locations (2017-2019)
 - Crash Clusters (2015-2017)
- | CrashCount | |
|------------|---------|
| | 2 - 5 |
| | 6 - 13 |
| | 14 - 25 |
| | 26 - 45 |

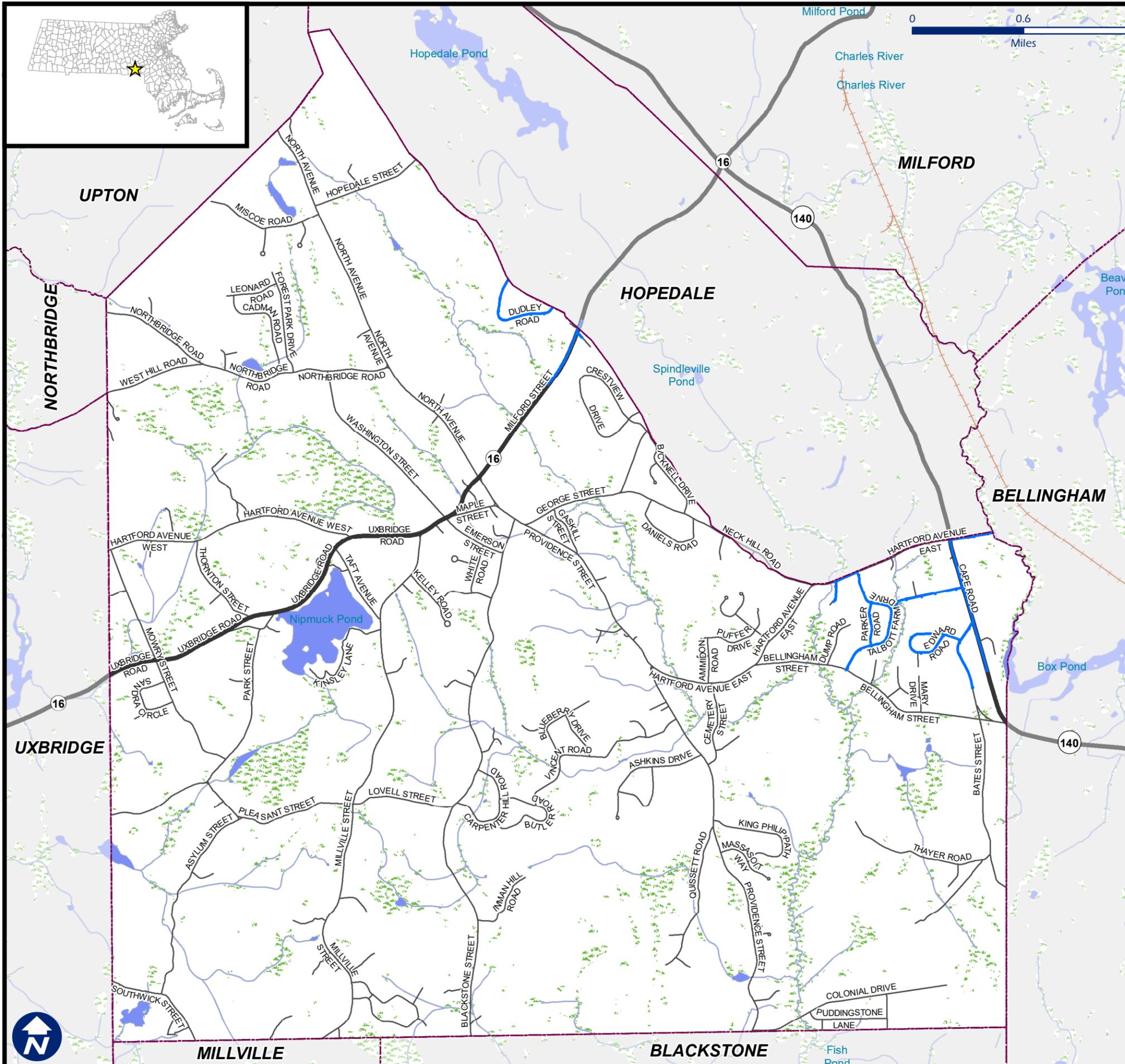
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Town of Mendon 2022 Master Plan



Legend

- Town Boundary
- River, Stream
- Lake, Pond
- MassDEP Wetlands
- Active Rail Service
- Major Road
- Local Road
- Water Line

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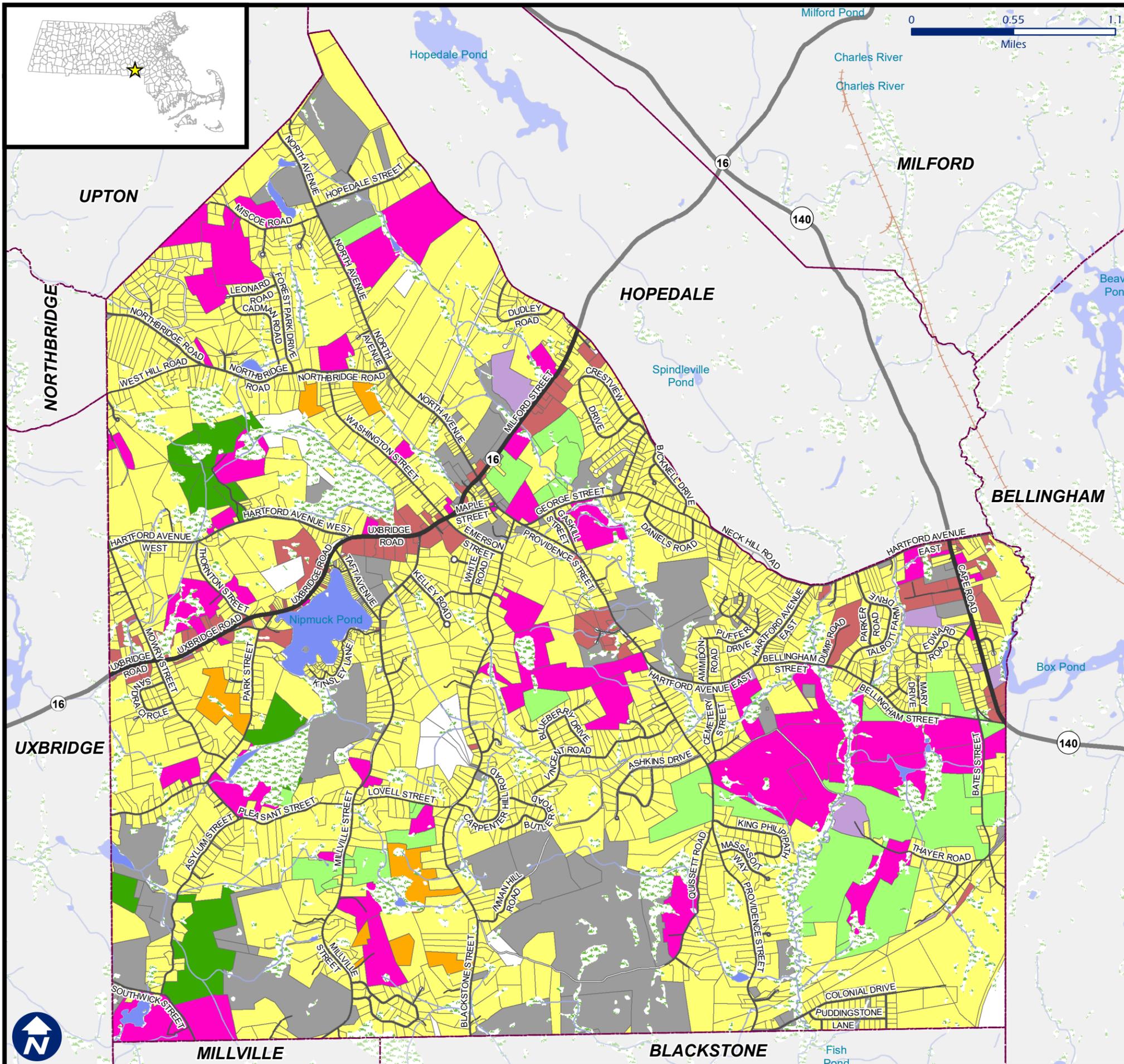
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Town of Mendon 2022 Master Plan



Legend

- Town Boundary
 - River, Stream
 - Lake, Pond
 - MassDEP Wetlands
 - Active Rail Service
 - Major Road
 - Local Road
- Property Type by DOR Use Code (FY2022)
- USE_CODE
- Multiple-Use
 - Residential
 - Commercial
 - Industrial
 - Chapter 61 (Forest)
 - Chapter 61A (Agricultural/Horticulture)
 - Chapter 61B (Recreational)
 - Exempt
 - No Data

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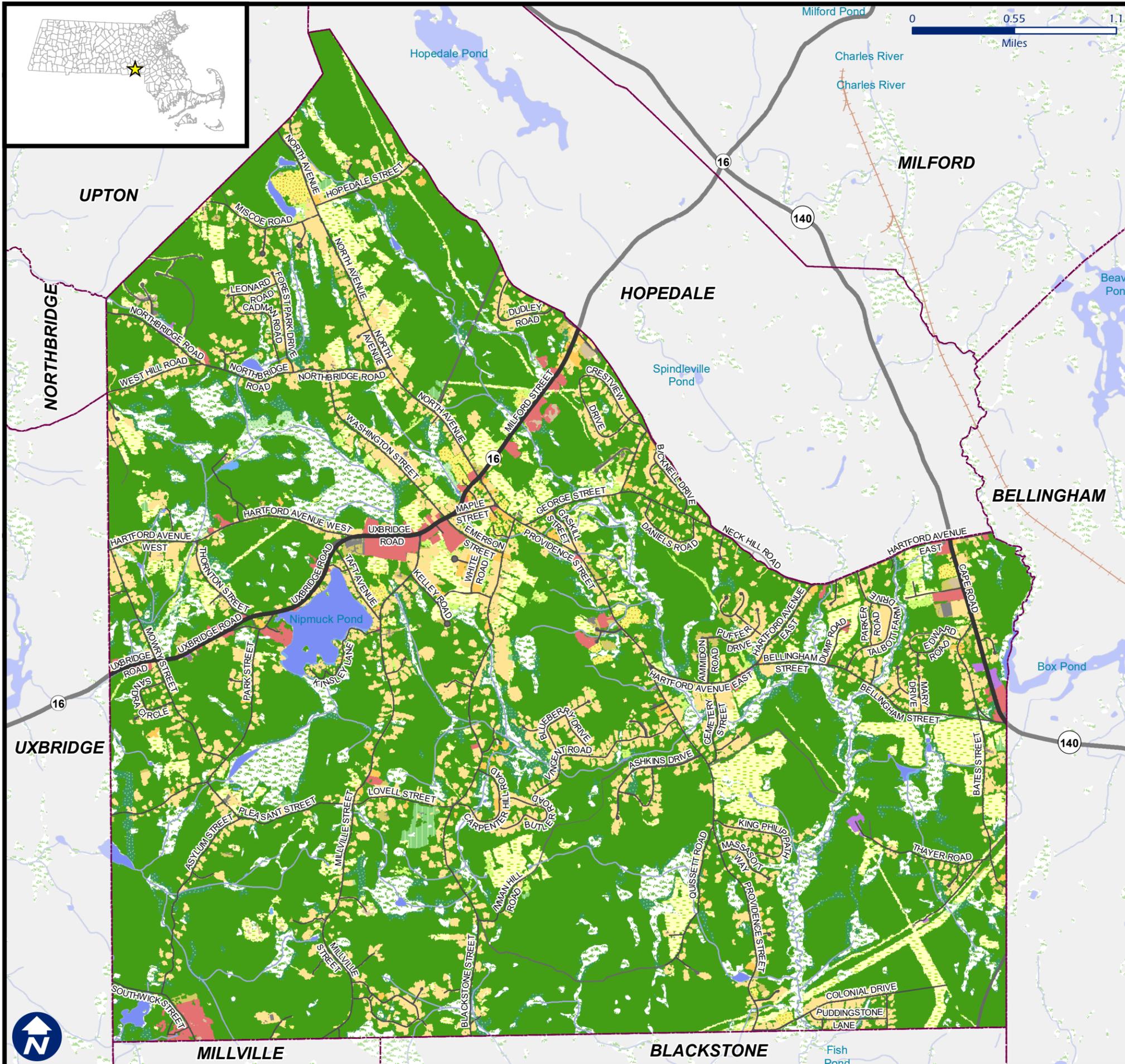
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Town of Mendon 2022 Master Plan



Legend

- Town Boundary
- River, Stream
- Lake, Pond
- MassDEP Wetlands
- Active Rail Service
- Major Road
- Local Road

2016 Land Use/Land Cover

- | | |
|----------------------------|----------------------|
| Residential | Scrub/Shrub |
| Residential - Multi-Family | Bare Land |
| Commercial | Forested Wetland |
| Industrial | Non-forested Wetland |
| Urban Public/Institutional | Water |
| Pasture/Hay | Aquatic Bed |
| Cultivated | Other Impervious |
| Forest | Developed Open Space |
| | Right-of-way |

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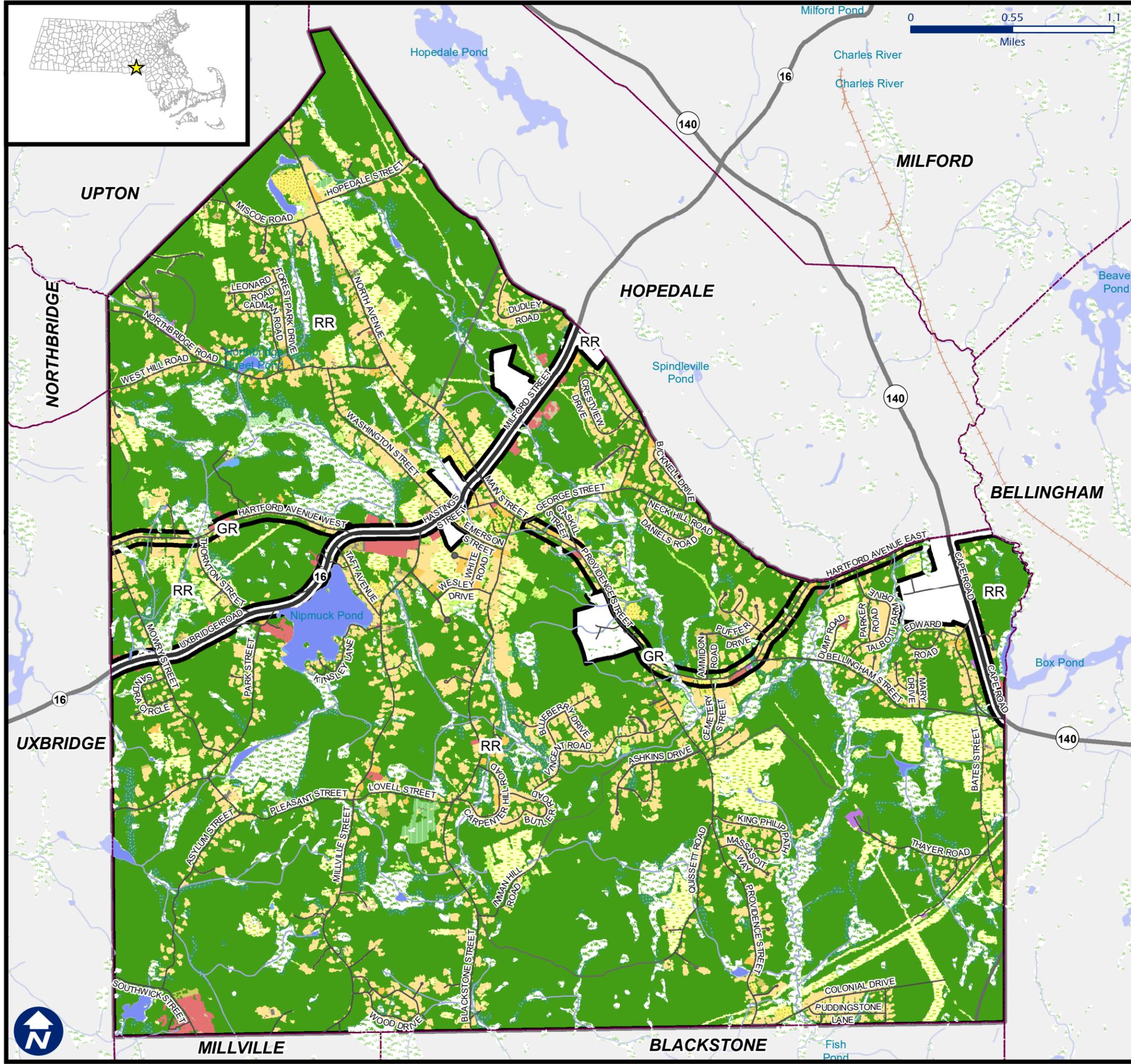
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Town of Mendon 2022 Master Plan



Legend

- Town Boundary
- River, Stream
- Lake, Pond
- MassDEP Wetlands
- Active Rail Service
- Major Road
- Local Road

2016 Land Use/Land Cover

- | | |
|----------------------------|----------------------|
| Residential | Scrub/Shrub |
| Residential - Multi-Family | Bare Land |
| Commercial | Forested Wetland |
| Industrial | Non-forested Wetland |
| Urban Public/Institutional | Water |
| Pasture/Hay | Aquatic Bed |
| Cultivated | Other Impervious |
| Forest | Developed Open Space |
| | Right-of-way |

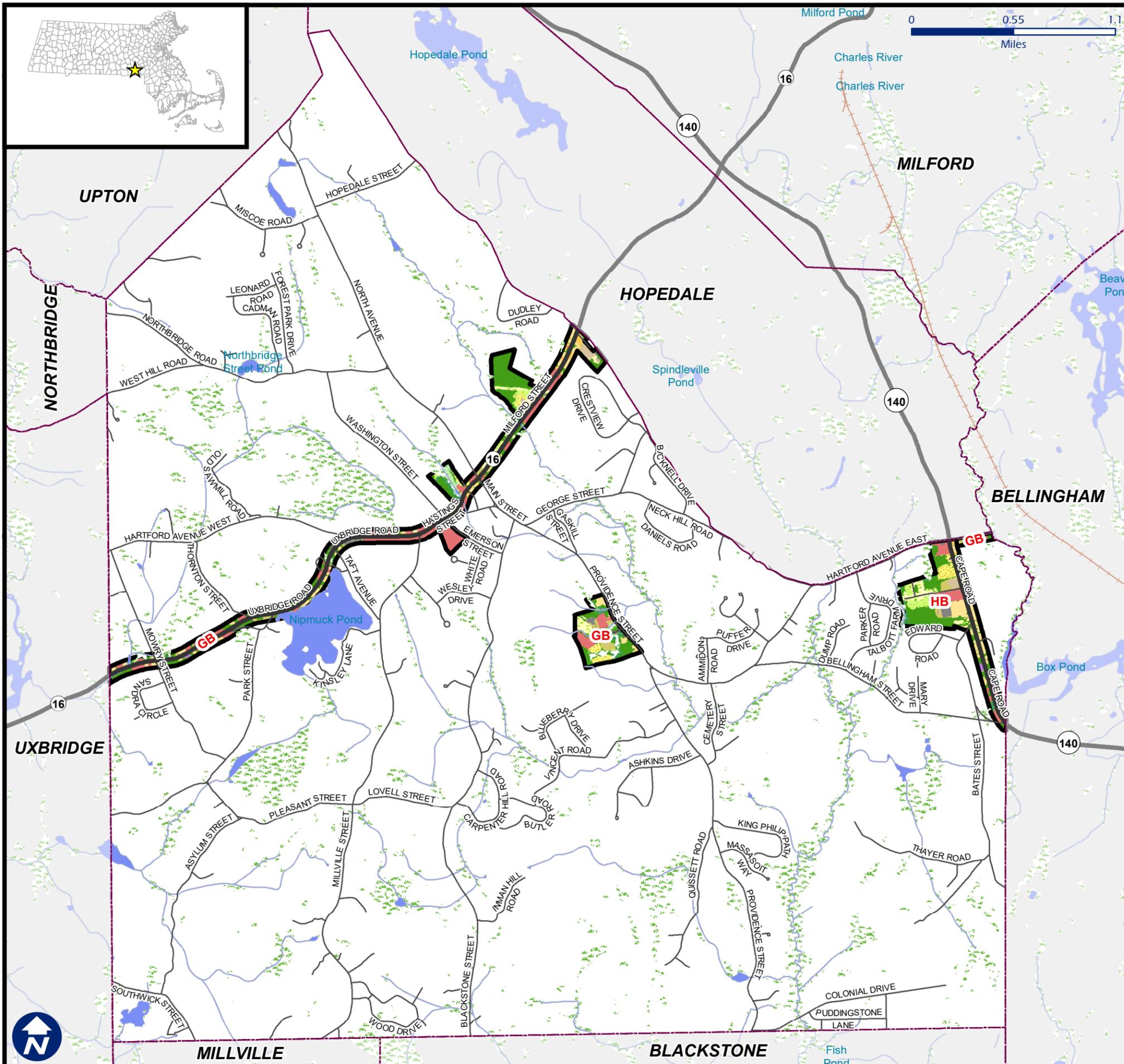
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Town of Mendon 2022 Master Plan



Legend

- Town Boundary
- River, Stream
- Lake, Pond
- MassDEP Wetlands
- Active Rail Service
- Major Road
- Local Road

2016 Land Use/Land Cover

- | | | | |
|--|----------------------------|--|----------------------|
| | Residential | | Scrub/Shrub |
| | Residential - Multi-Family | | Bare Land |
| | Commercial | | Forested Wetland |
| | Industrial | | Non-forested Wetland |
| | Urban Public/Institutional | | Water |
| | Pasture/Hay | | Aquatic Bed |
| | Cultivated | | Other Impervious |
| | Forest | | Developed Open Space |
| | | | Right-of-way |

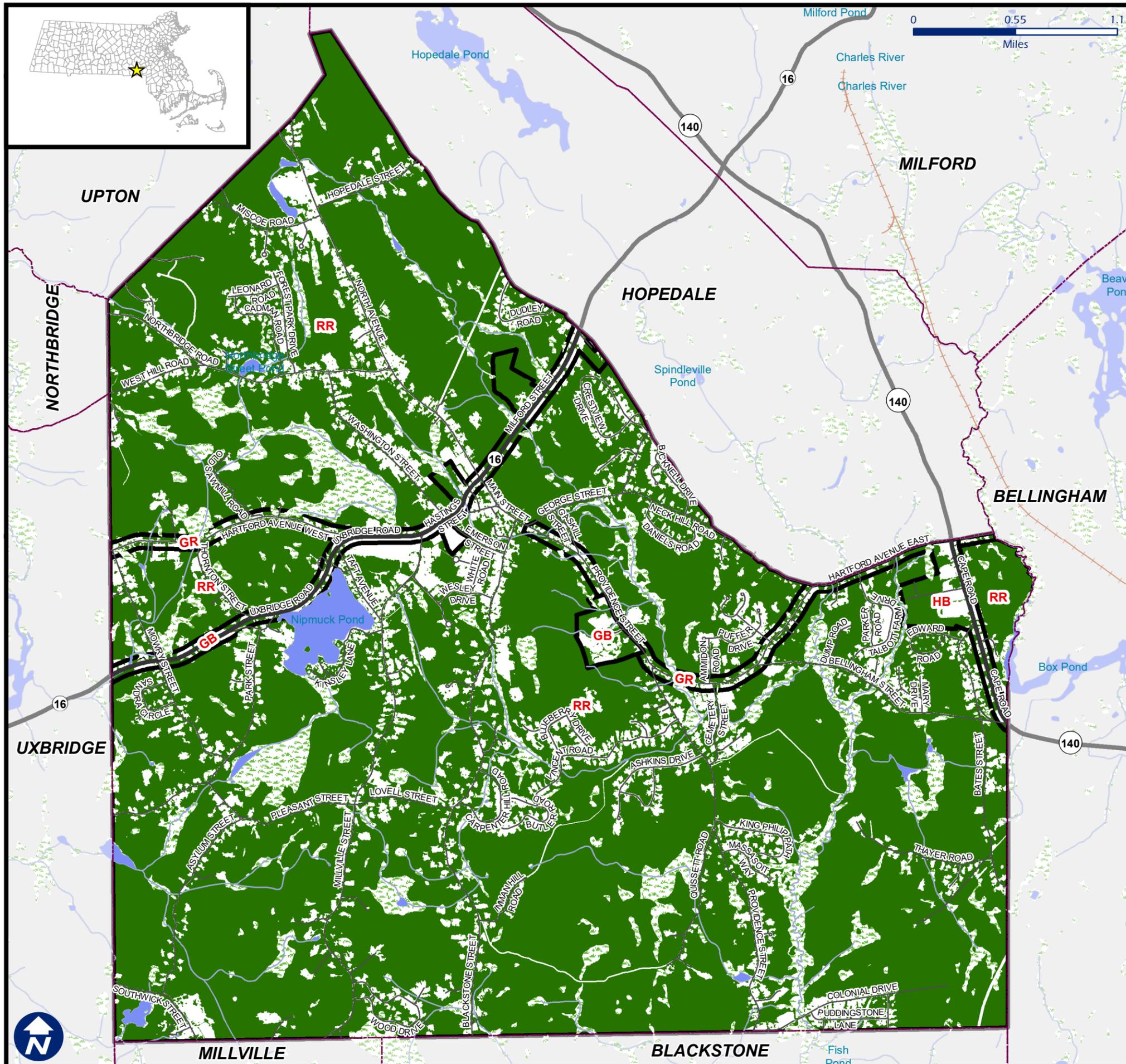
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Town of Mendon 2022 Master Plan



Legend

- Town Boundary
 - River, Stream
 - Lake, Pond
 - MassDEP Wetlands
 - Active Rail Service
 - Major Road
 - Local Road
- 2016 Land Use/Land Cover
- Non-Developed Land Use/Land Cover

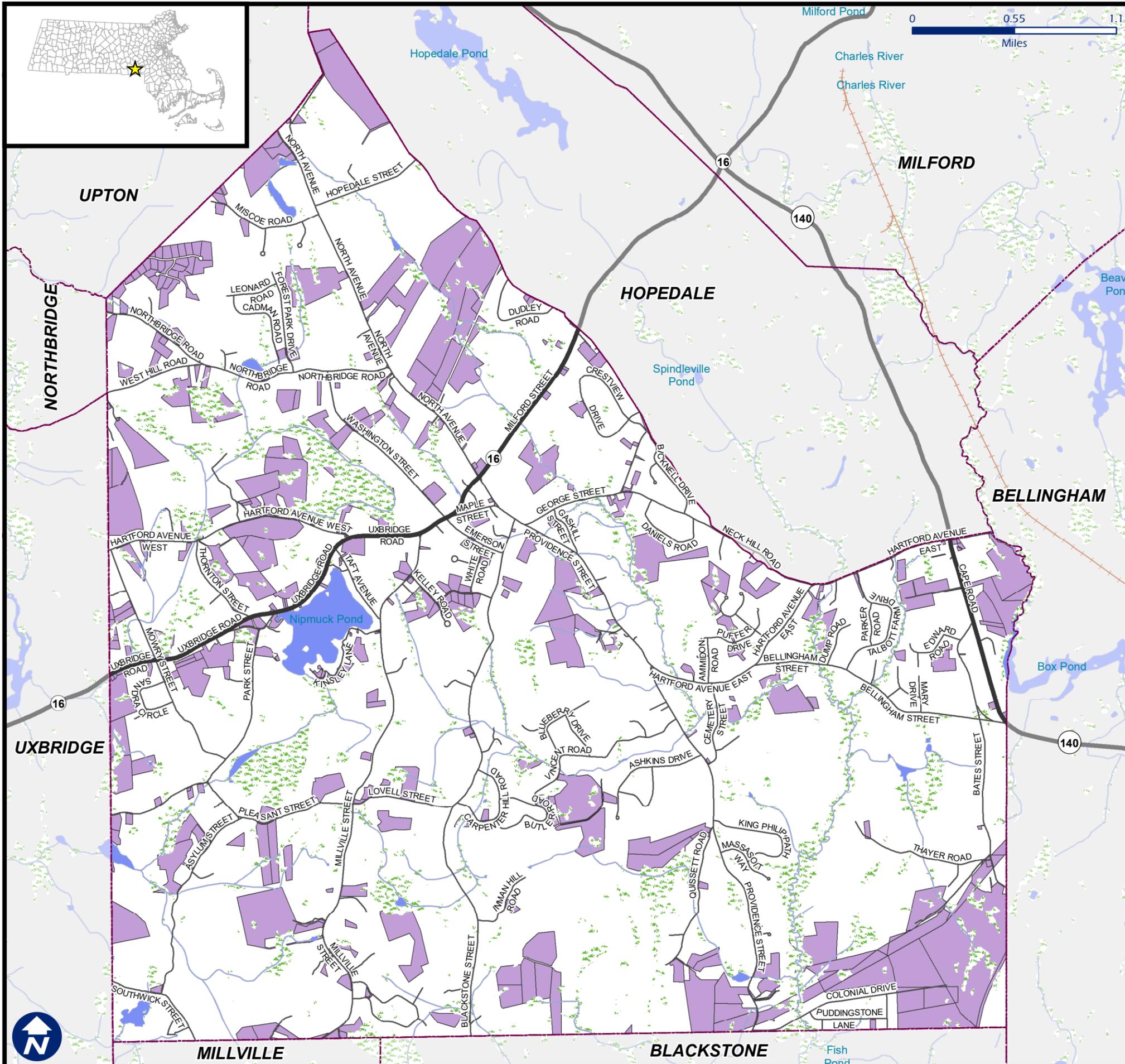
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Town of Mendon 2022 Master Plan



Legend

- Town Boundary
- River, Stream
- Lake, Pond
- MassDEP Wetlands
- Active Rail Service
- Major Road
- Local Road
- Undeveloped Land by DOR Use Code (FY2022)

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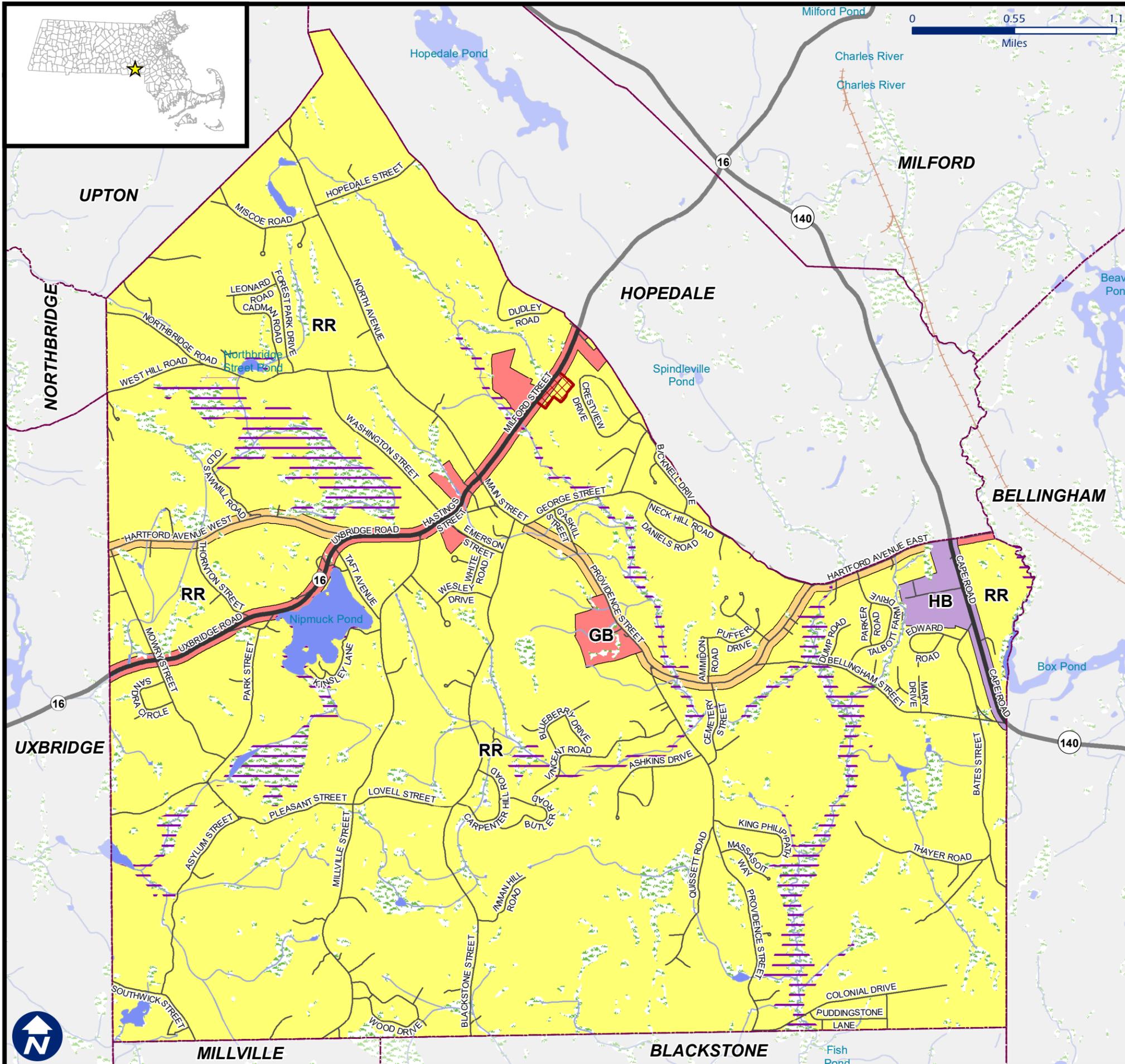
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Town of Mendon 2022 Master Plan



Legend

- Town Boundary
 - River, Stream
 - Lake, Pond
 - MassDEP Wetlands
 - Active Rail Service
 - Major Road
 - Local Road
 - Adult Entertainment Overlay District
 - Flood Hazard Overlay District (100-year DFIRM)
- Zoning Districts (through May 3, 2019)
- HB - Highway Business District
 - GB - General Business District
 - GR - General Residential District
 - RR - Rural Residential District

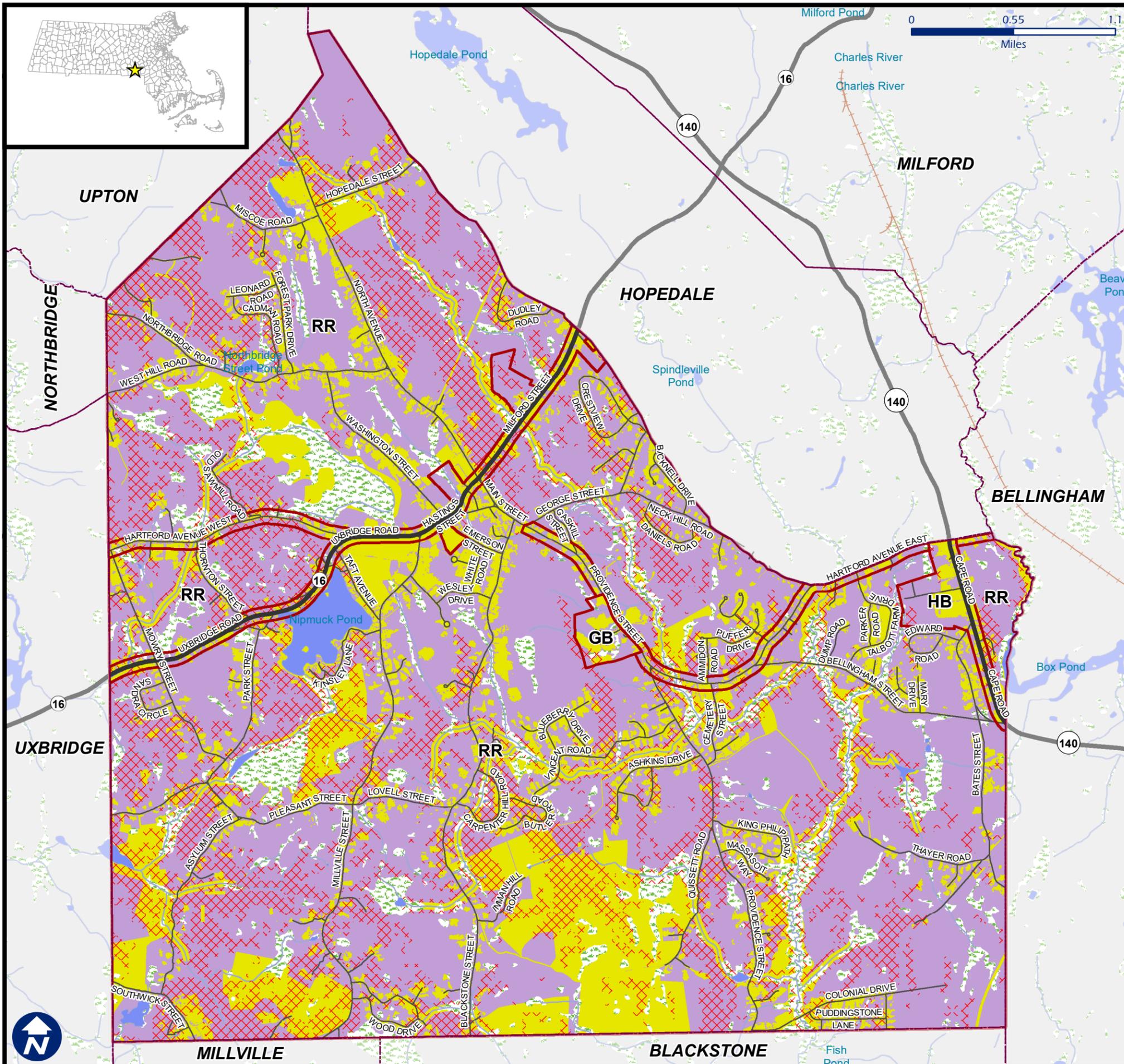
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Town of Mendon 2022 Master Plan



Legend

- Town Boundary
- River, Stream
- Lake, Pond
- MassDEP Wetlands
- Active Rail Service
- Major Road
- Local Road
- Zoning District
- Partial Constraints to Development
- Absolute Constraint to Development
- Potentially Developable Land

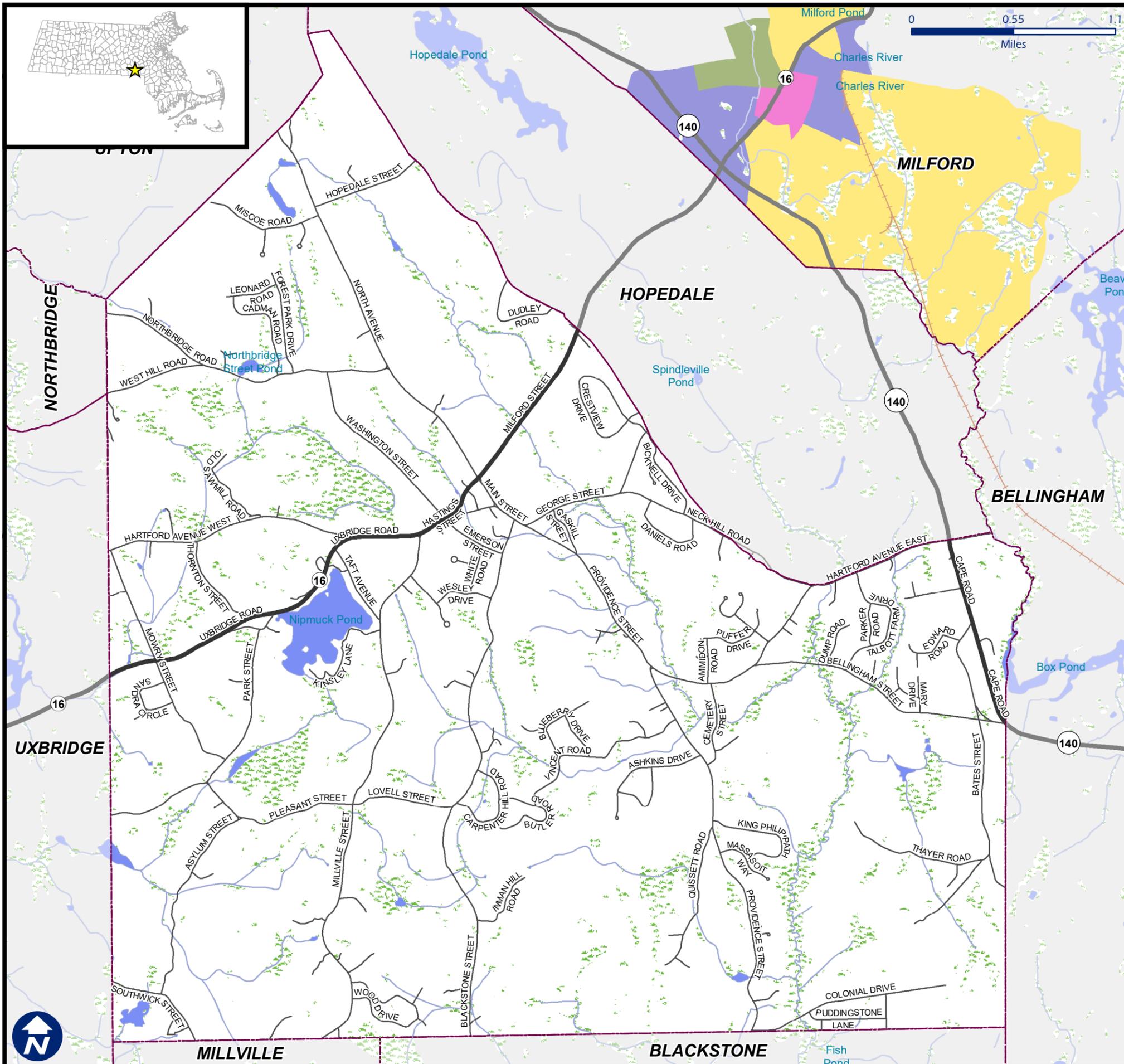
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Town of Mendon 2022 Master Plan



Legend

- Town Boundary
 - River, Stream
 - Lake, Pond
 - MassDEP Wetlands
 - Active Rail Service
 - Major Road
 - Local Road
- Environmental Justice Populations (Census 2020)
- Minority
 - Minority and Income
 - Minority and English isolation
 - Minority, Income and English isolation

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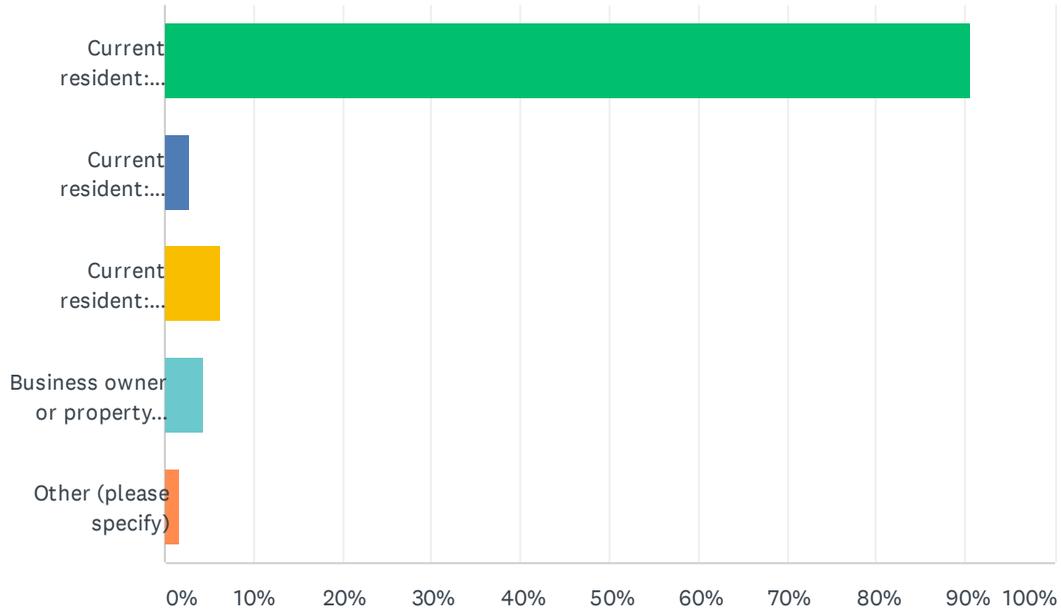
Source: Data provided by the Town of Mendon, CMRPC and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.



Appendix B: Survey Results

Q1 What is your connection to Mendon? Select all that apply.

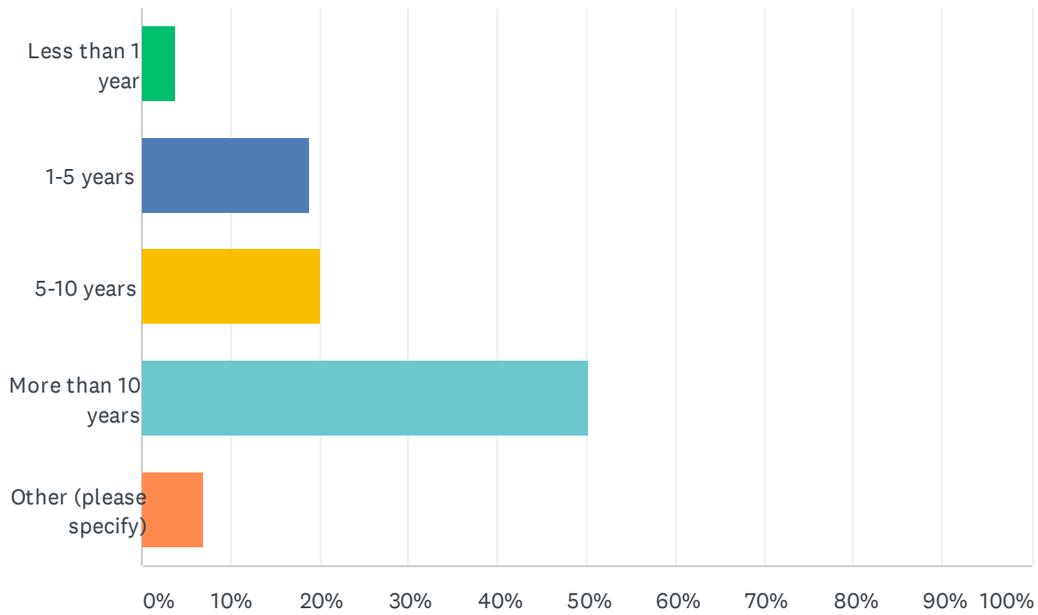
Answered: 676 Skipped: 2



ANSWER CHOICES	RESPONSES	
Current resident: homeowner	90.53%	612
Current resident: renting	2.66%	18
Current resident: living with family or friends	6.36%	43
Business owner or property owner in town	4.29%	29
Other (please specify)	1.78%	12
Total Respondents: 676		

Q2 How many years have you lived in Mendon? (For respondents who do not live in Mendon, please select 'Other' and specify)

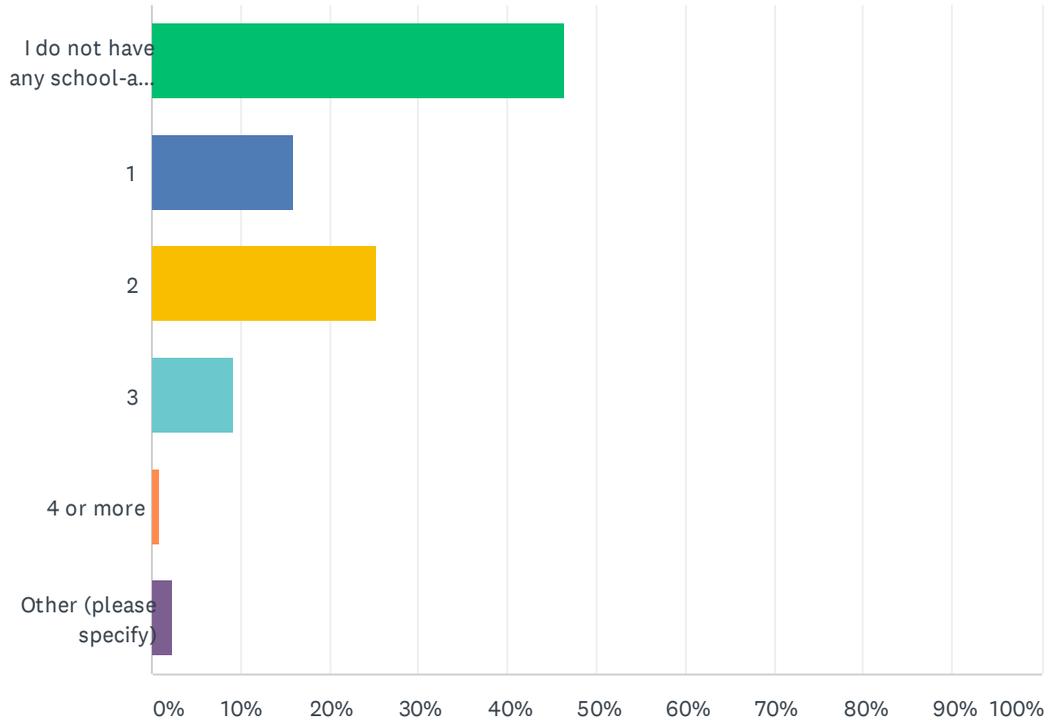
Answered: 675 Skipped: 3



ANSWER CHOICES	RESPONSES	
Less than 1 year	3.85%	26
1-5 years	18.81%	127
5-10 years	20.15%	136
More than 10 years	50.22%	339
Other (please specify)	6.96%	47
TOTAL		675

Q3 How many school-age children do you have?

Answered: 675 Skipped: 3



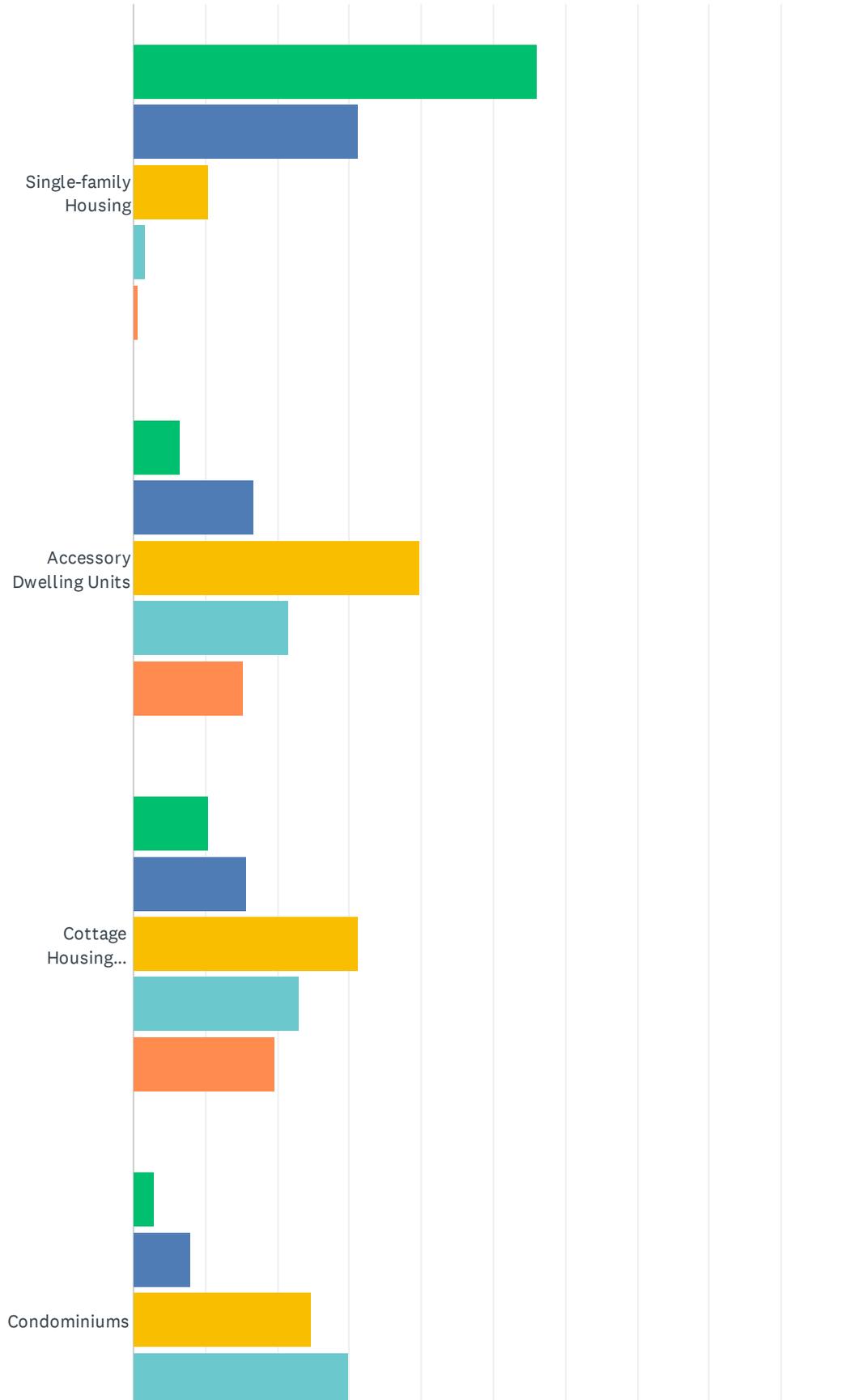
ANSWER CHOICES	RESPONSES	
I do not have any school-age children	46.37%	313
1	15.85%	107
2	25.33%	171
3	9.19%	62
4 or more	0.89%	6
Other (please specify)	2.37%	16
TOTAL		675

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

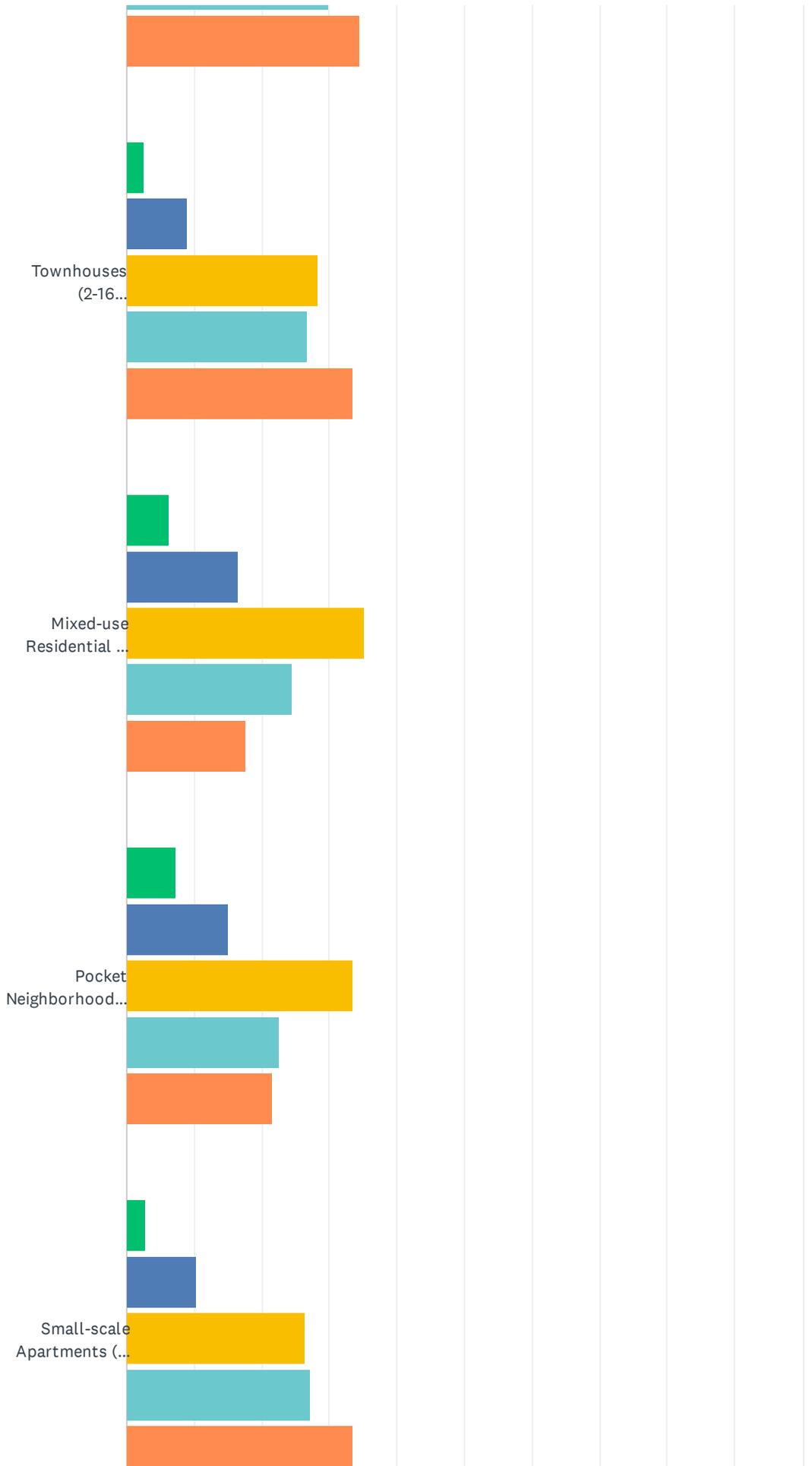
Answered: 576 Skipped: 102

Q5 Please rate the desirability of the following housing styles in Mendon:

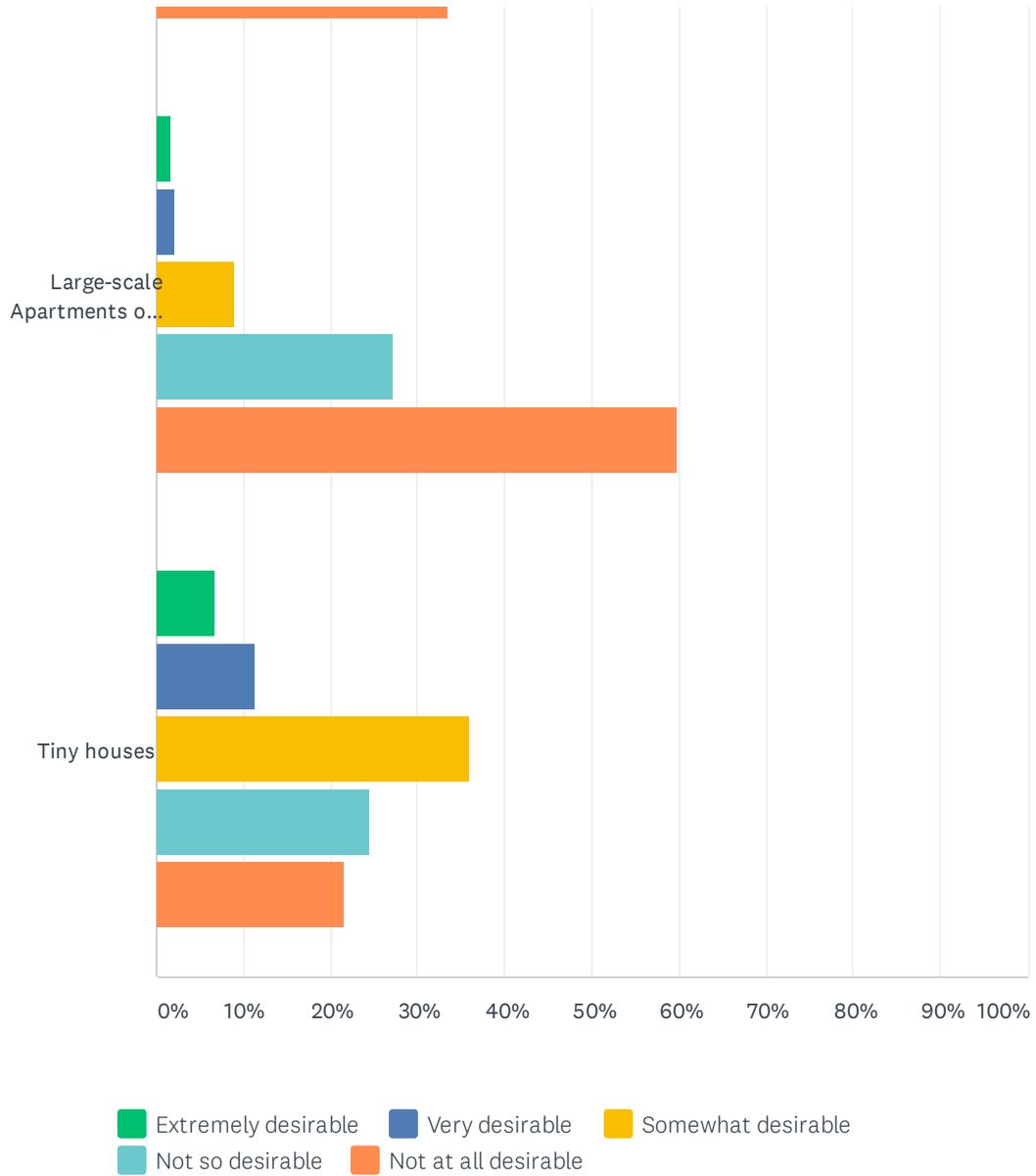
Answered: 620 Skipped: 58



Mendon Master Plan Survey



Mendon Master Plan Survey

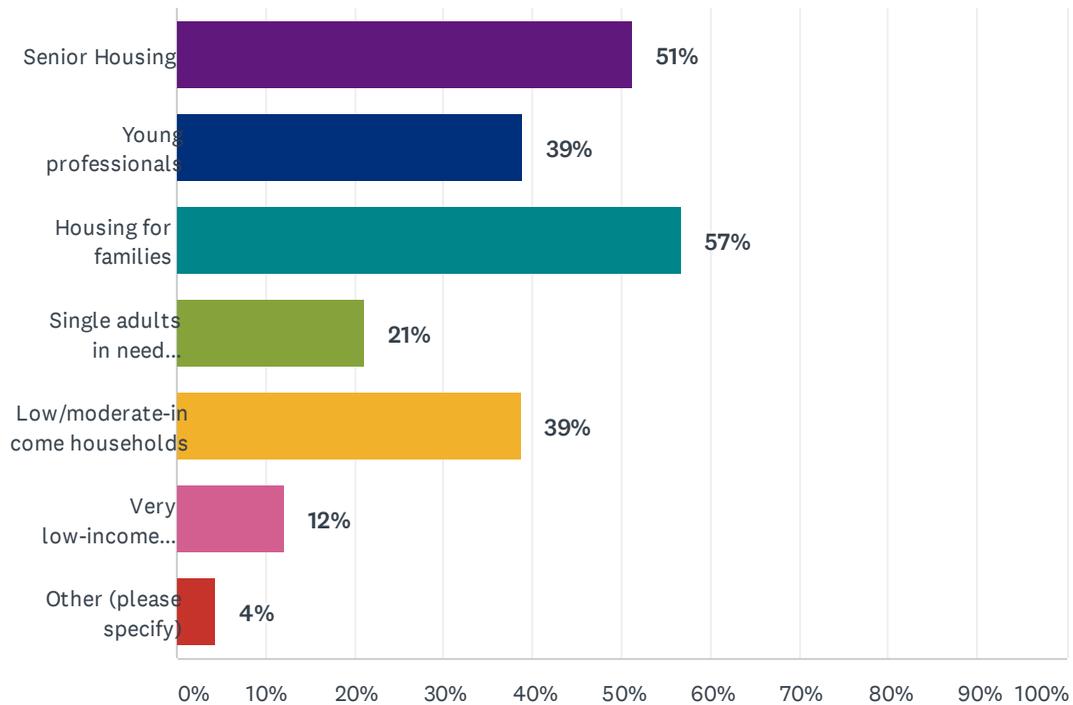


Mendon Master Plan Survey

	EXTREMELY DESIRABLE	VERY DESIRABLE	SOMEWHAT DESIRABLE	NOT SO DESIRABLE	NOT AT ALL DESIRABLE	TOTAL	WEIGHTED AVERAGE
Single-family Housing	55.99% 346	31.23% 193	10.52% 65	1.62% 10	0.65% 4	618	1.60
Accessory Dwelling Units	6.43% 36	16.79% 94	39.82% 223	21.61% 121	15.36% 86	560	3.23
Cottage Housing Community (small, single-family dwelling units (800-1,200 sf) clustered around a common area, often providing connected backyards and a pedestrian-friendly environment)	10.36% 63	15.79% 96	31.09% 189	23.03% 140	19.74% 120	608	3.26
Condominiums	3.01% 18	7.86% 47	24.75% 148	29.93% 179	34.45% 206	598	3.85
Townhouses (2-16 multi-story dwelling units placed side-by-side)	2.48% 15	9.09% 55	28.26% 171	26.78% 162	33.39% 202	605	3.80
Mixed-use Residential / Commercial	6.34% 38	16.53% 99	35.23% 211	24.37% 146	17.53% 105	599	3.30
Pocket Neighborhood (clustered group of neighboring houses or apartments gathered around a shared open space, all of which have a clear sense of territory and shared stewardship)	7.27% 44	15.04% 91	33.55% 203	22.64% 137	21.49% 130	605	3.36
Small-scale Apartments (2-6 units)	2.64% 16	10.25% 62	26.28% 159	27.27% 165	33.55% 203	605	3.79
Large-scale Apartments or Condos (7 or more units)	1.65% 10	2.15% 13	9.09% 55	27.27% 165	59.83% 362	605	4.41
Tiny houses	6.75% 41	11.20% 68	36.08% 219	24.38% 148	21.58% 131	607	3.43

Q6 Which of the following housing types are most needed in Mendon? Select all that apply:

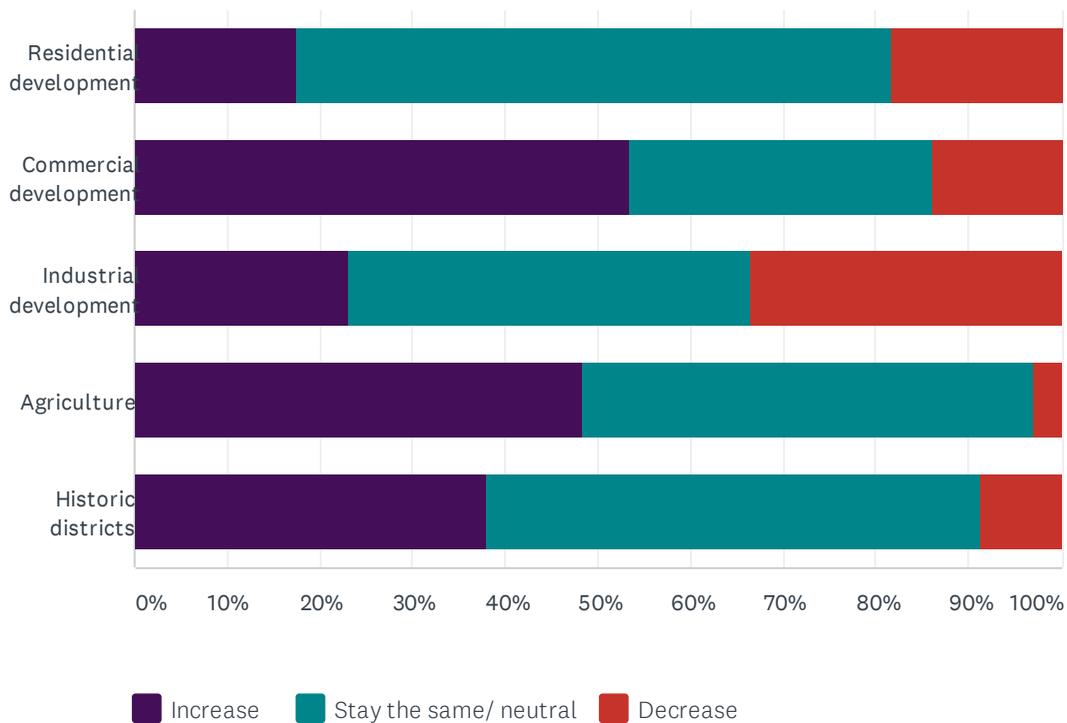
Answered: 604 Skipped: 74



ANSWER CHOICES	RESPONSES	
Senior Housing	51%	309
Young professionals	39%	235
Housing for families	57%	343
Single adults in need (recovery, veterans, survivors of domestic abuse, etc.)	21%	127
Low/moderate-income households	39%	234
Very low-income households	12%	73
Other (please specify)	4%	27
Total Respondents: 604		

Q7 Please indicate how you would like the Town to approach land use and development in town.

Answered: 613 Skipped: 65

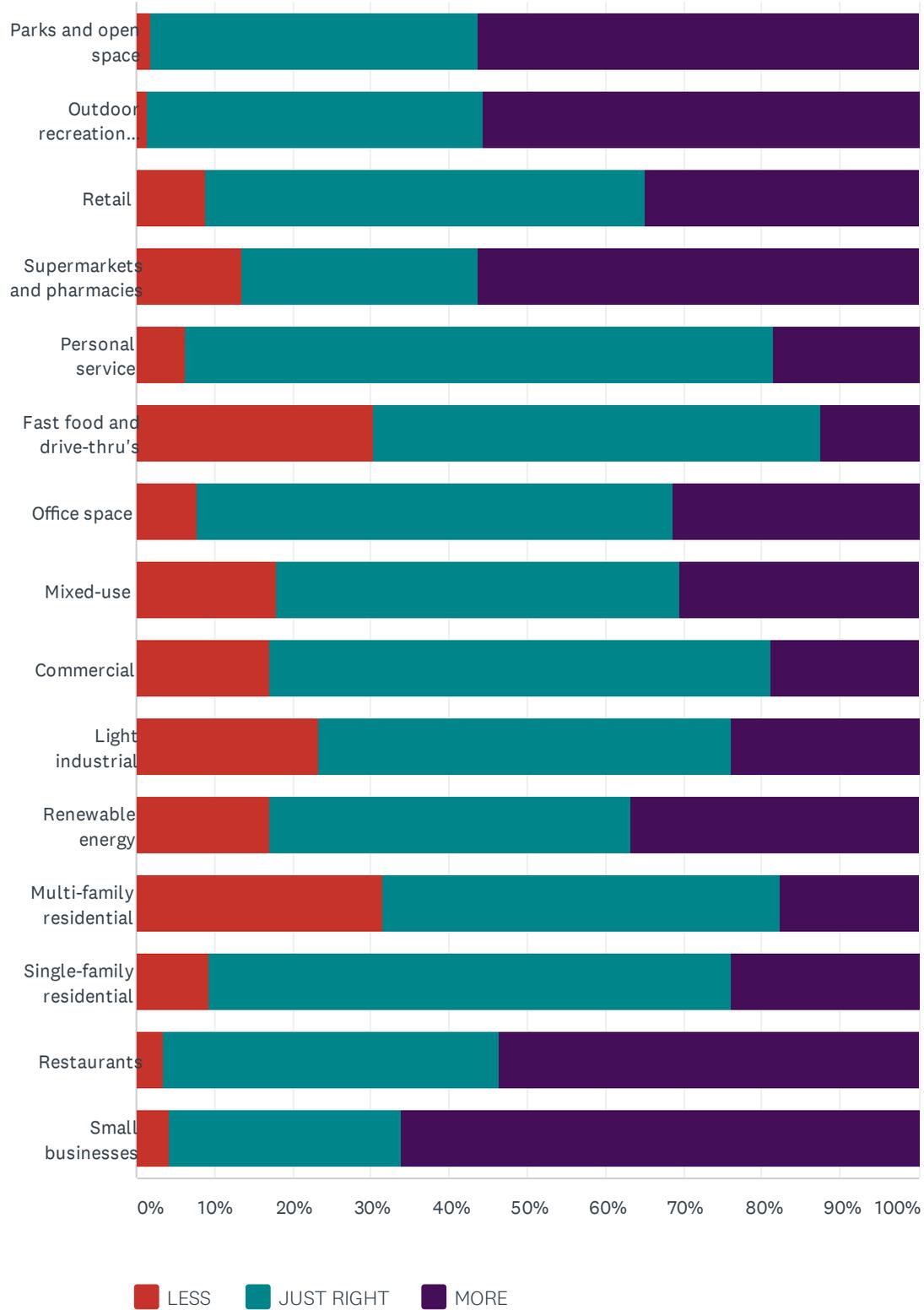


	INCREASE	STAY THE SAME/ NEUTRAL	DECREASE	TOTAL	WEIGHTED AVERAGE
Residential development	17.43% 106	64.31% 391	18.26% 111	608	2.01
Commercial development	53.37% 325	32.84% 200	13.79% 84	609	1.60
Industrial development	23.13% 139	43.43% 261	33.44% 201	601	2.10
Agriculture	48.43% 294	48.60% 295	2.97% 18	607	1.55
Historic districts	37.95% 230	53.47% 324	8.58% 52	606	1.71

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.

Answered: 589 Skipped: 89

Mendon Master Plan Survey

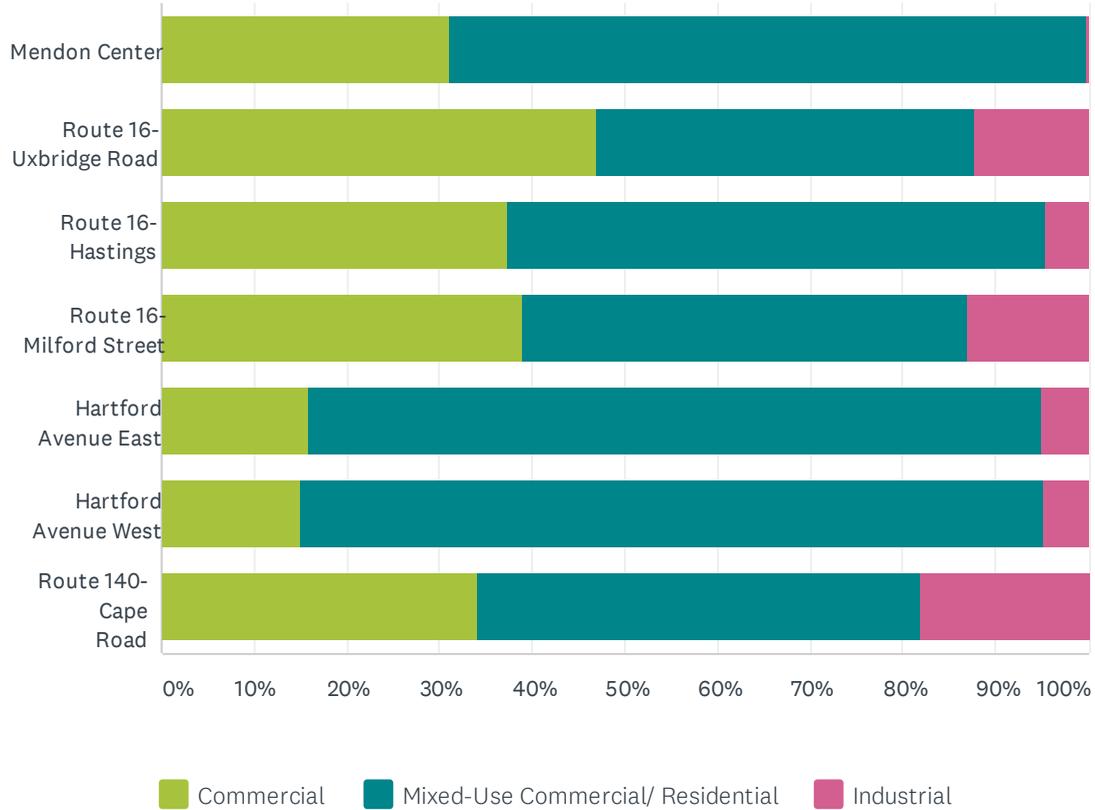


Mendon Master Plan Survey

	LESS	JUST RIGHT	MORE	TOTAL	WEIGHTED AVERAGE
Parks and open space	1.88% 11	41.88% 245	56.24% 329	585	0.00
Outdoor recreation facilities or fields	1.36% 8	42.93% 252	55.71% 327	587	0.00
Retail	8.75% 51	56.26% 328	34.99% 204	583	0.00
Supermarkets and pharmacies	13.50% 79	30.26% 177	56.24% 329	585	0.00
Personal service	6.16% 36	75.34% 440	18.49% 108	584	0.00
Fast food and drive-thru's	30.26% 177	57.26% 335	12.48% 73	585	0.00
Office space	7.73% 45	61.00% 355	31.27% 182	582	0.00
Mixed-use	17.84% 104	51.63% 301	30.53% 178	583	0.00
Commercial	17.09% 100	63.93% 374	18.97% 111	585	0.00
Light industrial	23.24% 135	52.84% 307	23.92% 139	581	0.00
Renewable energy	17.04% 99	46.13% 268	36.83% 214	581	0.00
Multi-family residential	31.61% 183	50.78% 294	17.62% 102	579	0.00
Single-family residential	9.31% 54	66.72% 387	23.97% 139	580	0.00
Restaurants	3.43% 20	42.88% 250	53.69% 313	583	0.00
Small businesses	4.12% 24	29.85% 174	66.04% 385	583	0.00

Q9 Which areas in town should be promoted for commercial, industrial, or mixed-use development?

Answered: 562 Skipped: 116



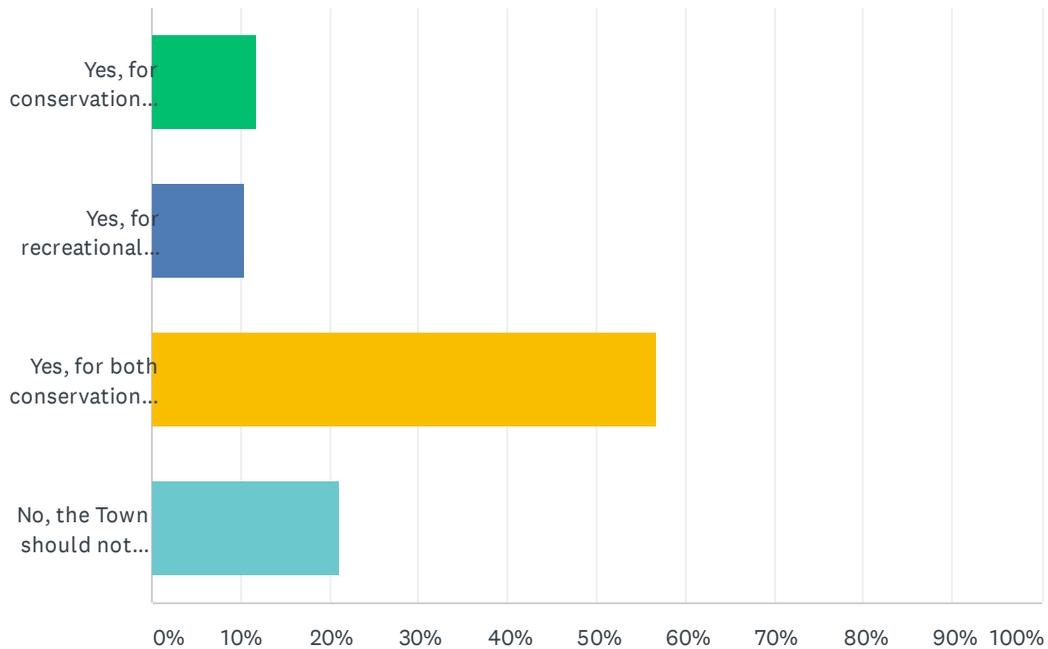
	COMMERCIAL	MIXED-USE COMMERCIAL/ RESIDENTIAL	INDUSTRIAL	TOTAL	WEIGHTED AVERAGE
Mendon Center	31.04% 167	68.77% 370	0.19% 1	538	1.69
Route 16- Uxbridge Road	46.96% 255	40.88% 222	12.15% 66	543	1.65
Route 16- Hastings	37.36% 198	58.11% 308	4.53% 24	530	1.67
Route 16- Milford Street	38.89% 210	47.96% 259	13.15% 71	540	1.74
Hartford Avenue East	15.94% 80	79.08% 397	4.98% 25	502	1.89
Hartford Avenue West	15.12% 75	80.04% 397	4.84% 24	496	1.90
Route 140-Cape Road	34.09% 181	47.83% 254	18.08% 96	531	1.84

Q10 Are there any areas in town where parking, traffic, or speed is an issue? If yes, please specify.

Answered: 338 Skipped: 340

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: 579 Skipped: 99



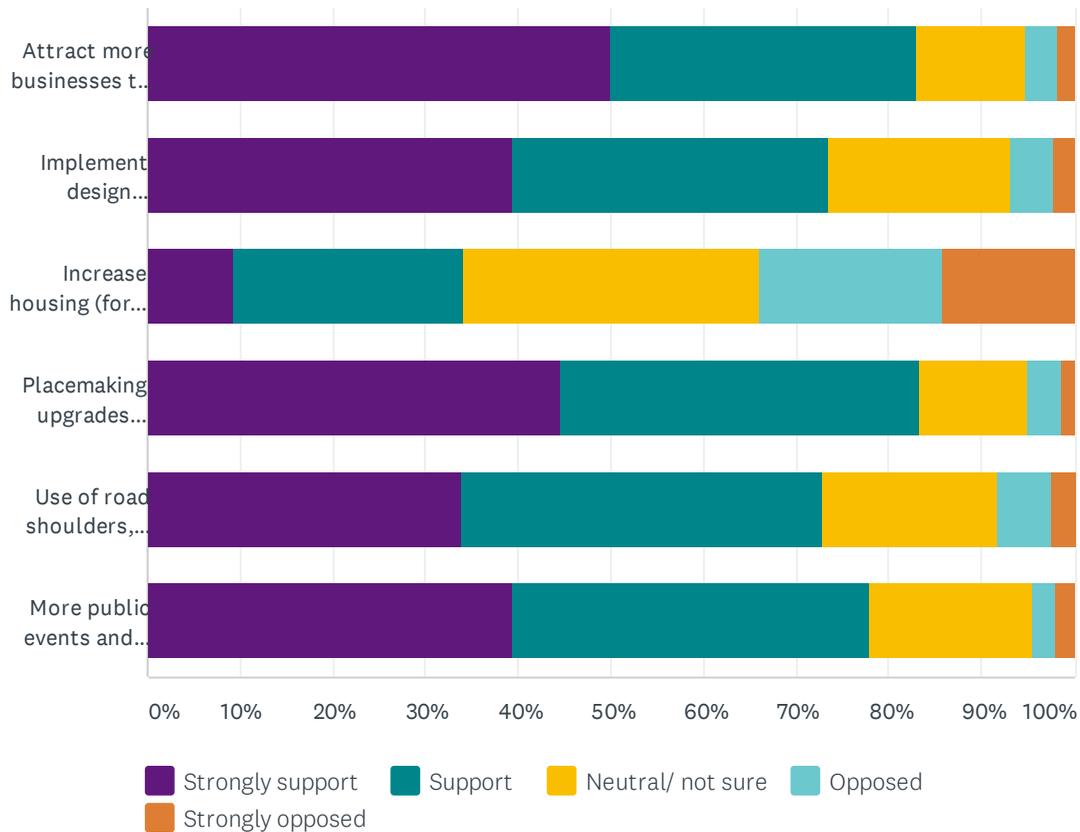
ANSWER CHOICES	RESPONSES	
Yes, for conservation land	11.74%	68
Yes, for recreational facilities	10.54%	61
Yes, for both conservation land & recreational facilities.	56.65%	328
No, the Town should not spend money for conservation or recreation purposes.	21.07%	122
TOTAL		579

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: 185 Skipped: 493

Q13 Please indicate the extent to which you support the following approaches to Mendon Center. Mendon Center is the town triangle bounded by Maple, Main, and Hastings Streets.

Answered: 567 Skipped: 111



	STRONGLY SUPPORT	SUPPORT	NEUTRAL/ NOT SURE	OPPOSED	STRONGLY OPPOSED	TOTAL	WEIGHTED AVERAGE
Attract more businesses to existing buildings	50.00% 281	32.92% 185	11.92% 67	3.38% 19	1.78% 10	562	1.74
Implement design guidelines to maintain character of buildings	39.36% 222	34.04% 192	19.68% 111	4.79% 27	2.13% 12	564	1.96
Increase housing (for example: apartments or condos above or adjacent to businesses)	9.25% 52	24.91% 140	31.85% 179	19.75% 111	14.23% 80	562	3.05
Placemaking upgrades (benches, sidewalks, bike paths, signage, planters, lighting)	44.60% 252	38.76% 219	11.68% 66	3.54% 20	1.42% 8	565	1.78
Use of road shoulders, excess parking, and sidewalks for outdoor dining, retail, and gathering spaces	33.93% 191	38.90% 219	19.01% 107	5.68% 32	2.49% 14	563	2.04
More public events and programs	39.28% 218	38.56% 214	17.66% 98	2.52% 14	1.98% 11	555	1.89

Q14 What is your favorite aspect of Mendon Center?

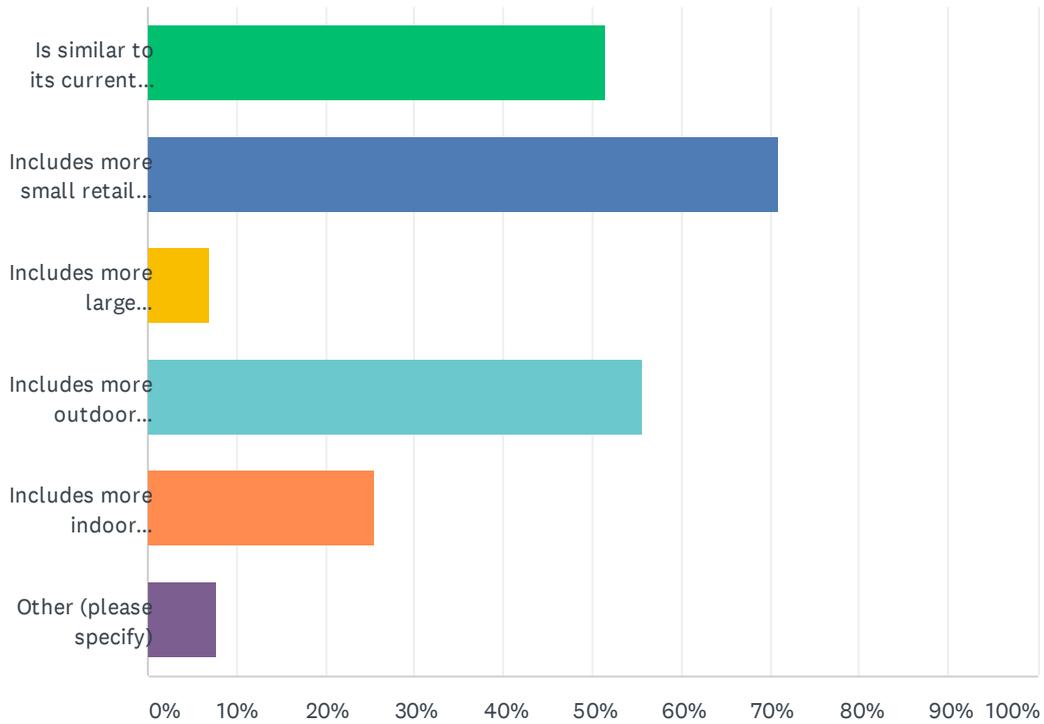
Answered: 377 Skipped: 301

Q15 What is your least favorite aspect of Mendon Center?

Answered: 415 Skipped: 263

Q16 20 years from now, the ideal Mendon Center... (mark all that apply):

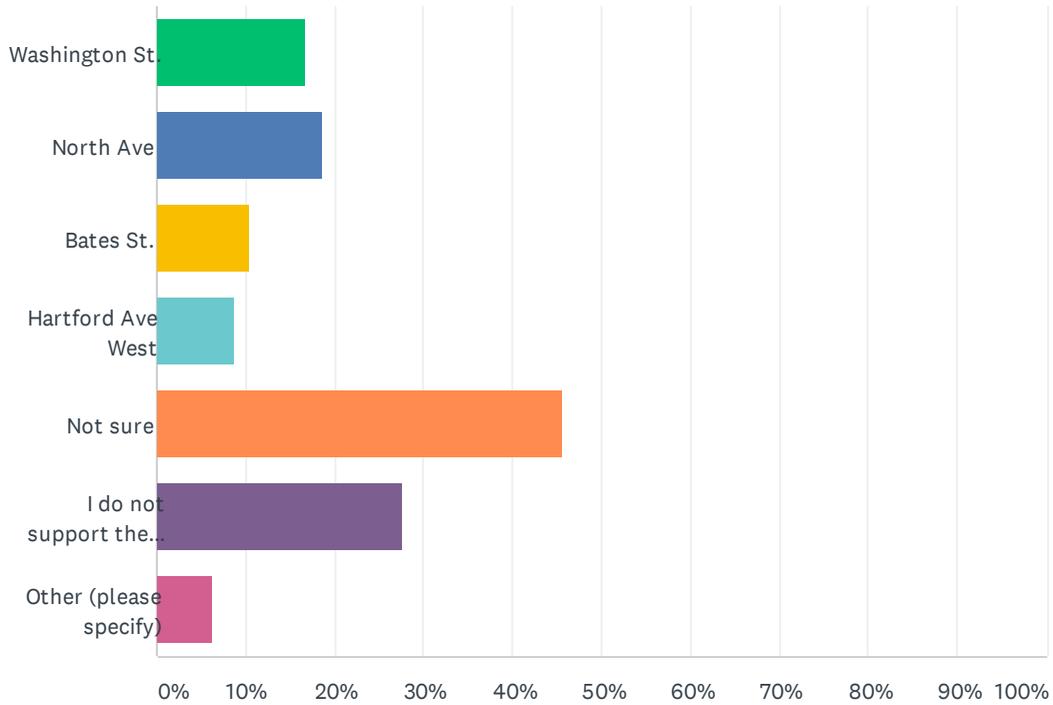
Answered: 562 Skipped: 116



ANSWER CHOICES	RESPONSES	
Is similar to its current appearance, preserving the historic and rural character	51.42%	289
Includes more small retail and service establishments	71.00%	399
Includes more large businesses	6.94%	39
Includes more outdoor community gathering spots	55.69%	313
Includes more indoor community gathering spots	25.62%	144
Other (please specify)	7.65%	43
Total Respondents: 562		

Q17 The Town recently added a historic district by-law and designated the center of town (Main, Maple, Elm, Hastings) as a historic district. Would you support the creation of additional historic districts? If so where? (select as many as apply)

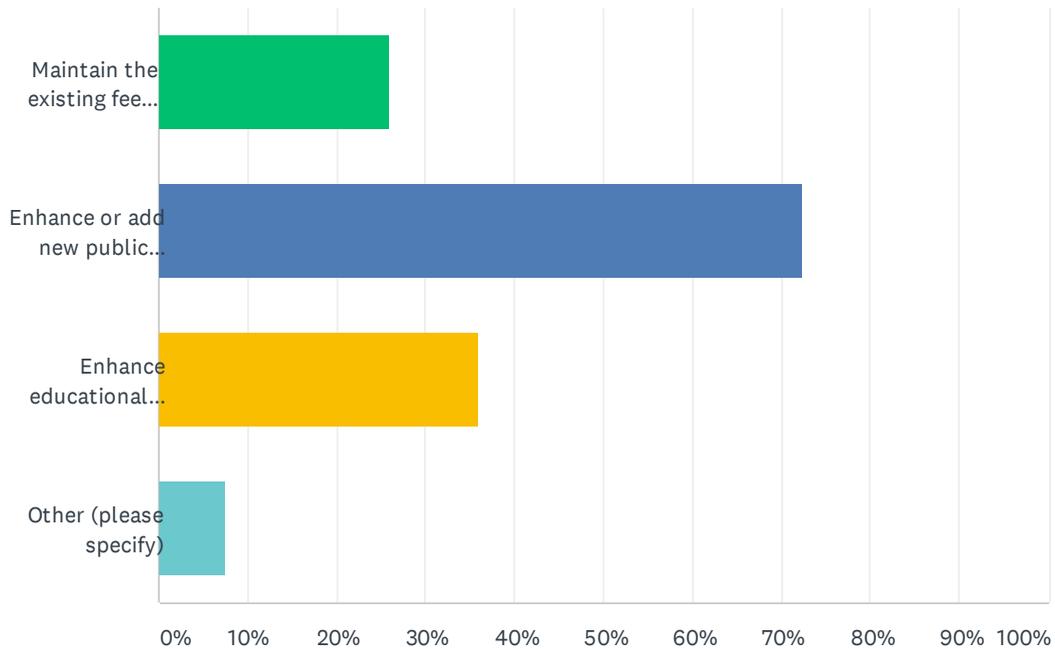
Answered: 531 Skipped: 147



ANSWER CHOICES	RESPONSES	
Washington St.	16.76%	89
North Ave	18.64%	99
Bates St.	10.55%	56
Hartford Ave West	8.85%	47
Not sure	45.57%	242
I do not support the creation of additional historic districts	27.68%	147
Other (please specify)	6.21%	33
Total Respondents: 531		

Q18 How should the Town approach development of Founder's Park (1st Main street at the corner of Main St and Route 16)? Mark all that apply.

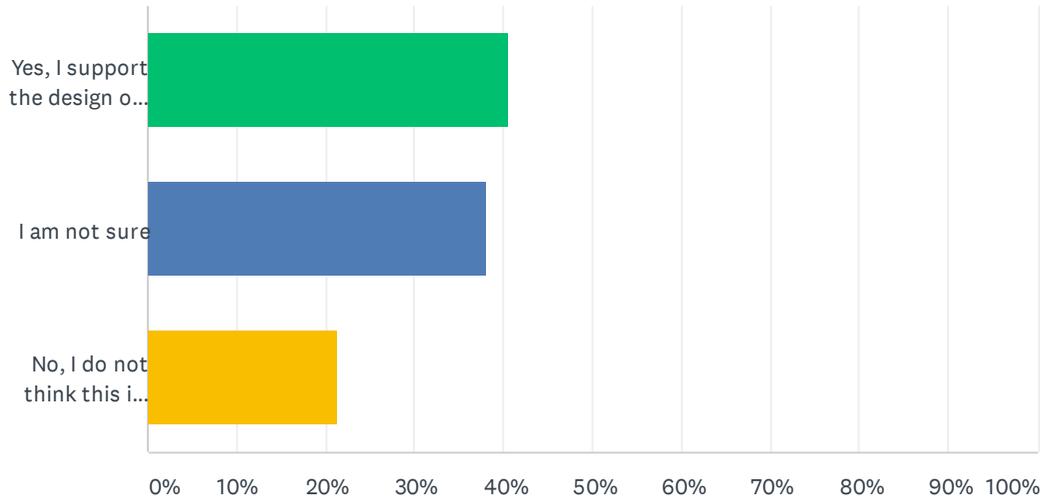
Answered: 537 Skipped: 141



ANSWER CHOICES	RESPONSES	
Maintain the existing feel and condition of Founder's Park	25.88%	139
Enhance or add new public amenities (benches, paths, flowers, etc.) to Founder's Park	72.44%	389
Enhance educational elements and signage at Founder's Park	35.94%	193
Other (please specify)	7.45%	40
Total Respondents: 537		

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: 554 Skipped: 124

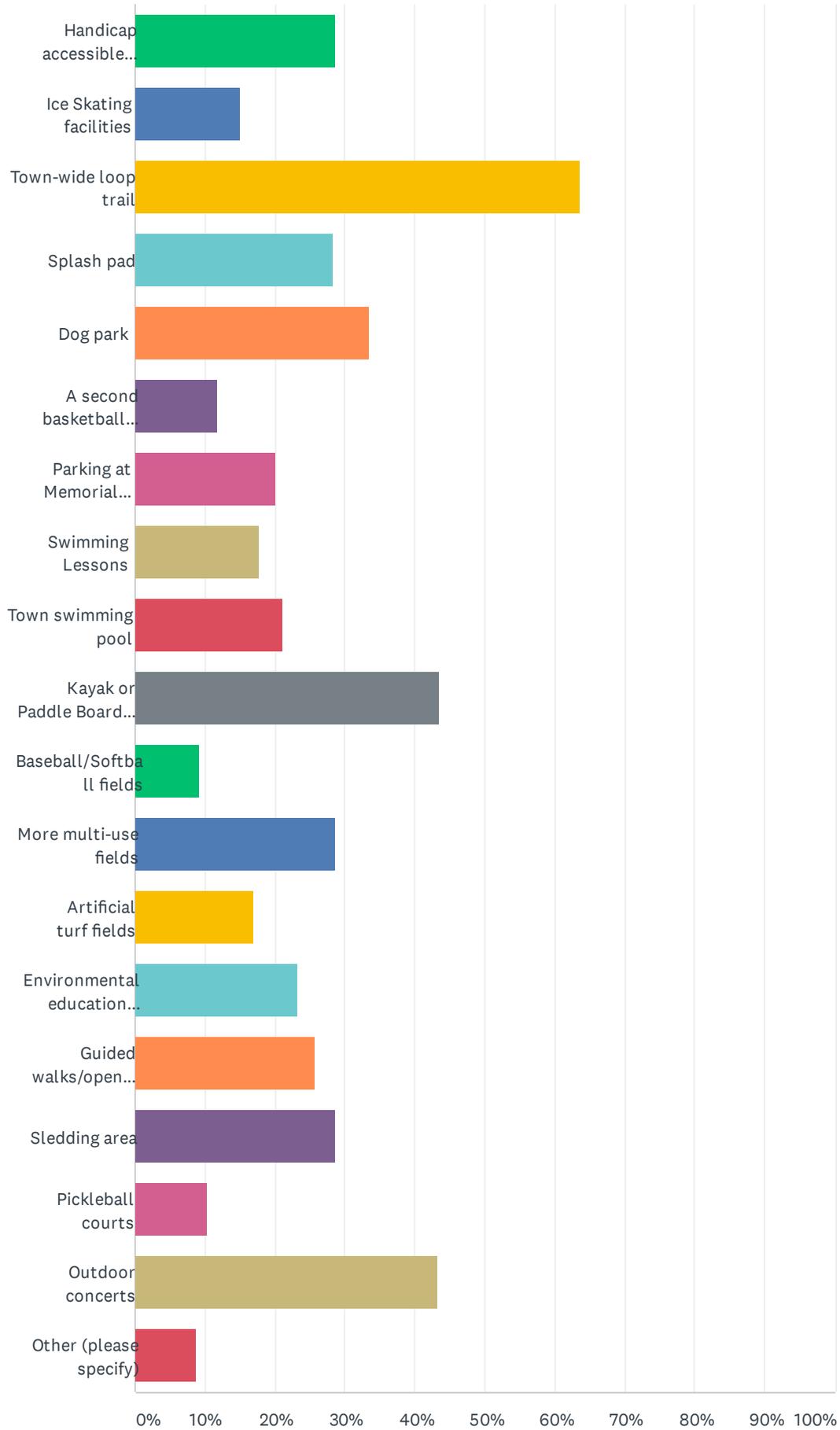


ANSWER CHOICES	RESPONSES	
Yes, I support the design of this bylaw	40.61%	225
I am not sure	38.09%	211
No, I do not think this is a good bylaw for the town	21.30%	118
TOTAL		554

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

Answered: 542 Skipped: 136

Mendon Master Plan Survey

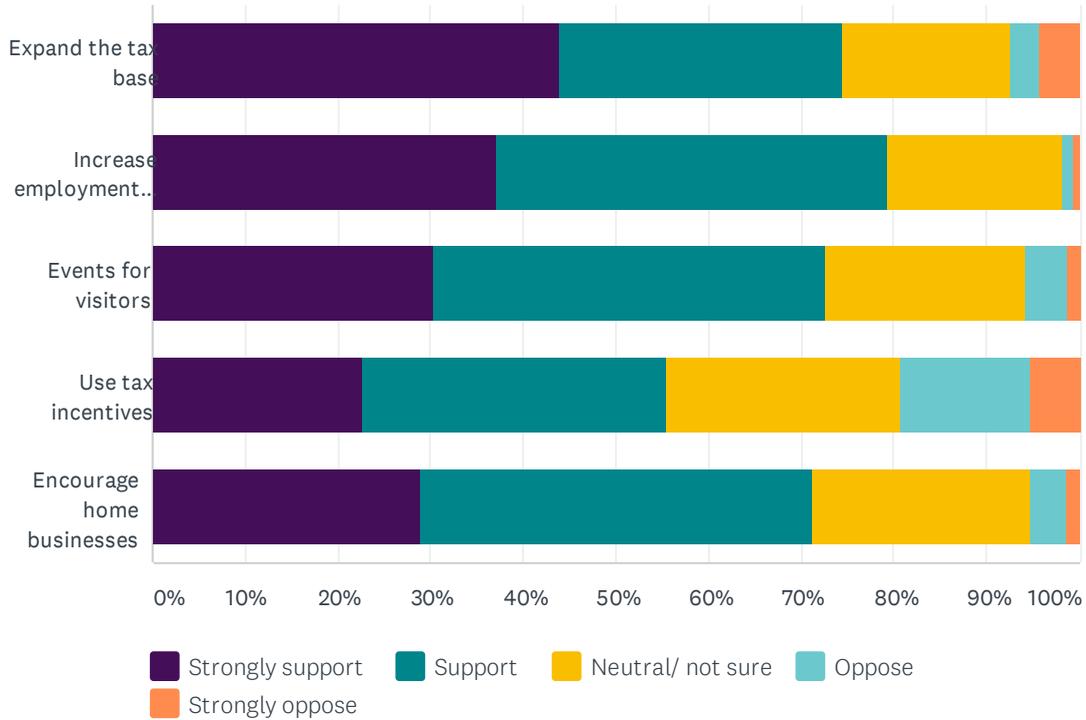


Mendon Master Plan Survey

ANSWER CHOICES	RESPONSES	
Handicap accessible trails	28.60%	155
Ice Skating facilities	15.13%	82
Town-wide loop trail	63.65%	345
Splash pad	28.23%	153
Dog park	33.39%	181
A second basketball court	11.81%	64
Parking at Memorial Field/Veteran's Field complex	20.11%	109
Swimming Lessons	17.71%	96
Town swimming pool	21.22%	115
Kayak or Paddle Board rentals	43.54%	236
Baseball/Softball fields	9.23%	50
More multi-use fields	28.60%	155
Artificial turf fields	16.97%	92
Environmental education programs	23.25%	126
Guided walks/open space events	25.65%	139
Sledding area	28.60%	155
Pickleball courts	10.33%	56
Outdoor concerts	43.36%	235
Other (please specify)	8.86%	48
Total Respondents: 542		

Q21 Please indicate the extent to which you support the following approaches to economic development:

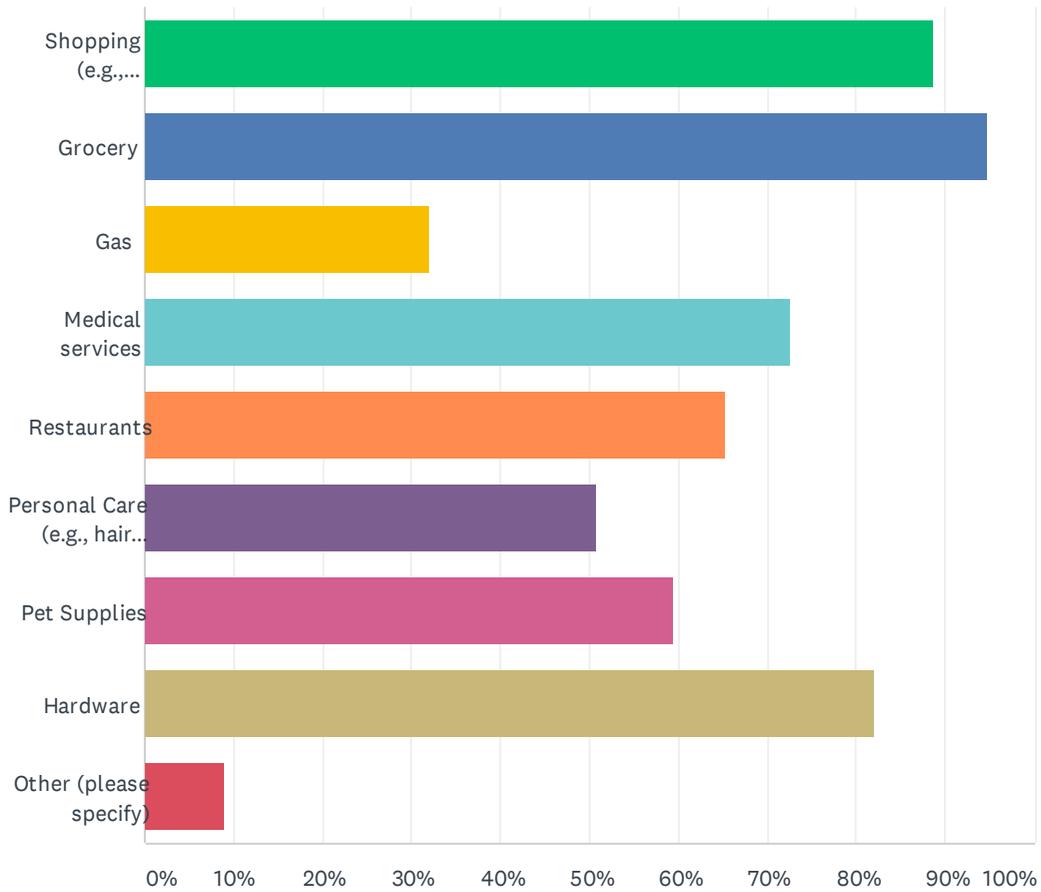
Answered: 535 Skipped: 143



	STRONGLY SUPPORT	SUPPORT	NEUTRAL/ NOT SURE	OPPOSE	STRONGLY OPPOSE	TOTAL	WEIGHTED AVERAGE
Expand the tax base	43.88% 233	30.70% 163	18.08% 96	3.20% 17	4.14% 22	531	1.93
Increase employment opportunities	37.24% 197	42.16% 223	18.71% 99	1.32% 7	0.57% 3	529	1.86
Events for visitors	30.23% 159	42.40% 223	21.48% 113	4.75% 25	1.14% 6	526	2.04
Use tax incentives	22.60% 120	32.77% 174	25.42% 135	13.94% 74	5.27% 28	531	2.47
Encourage home businesses	28.84% 152	42.50% 224	23.53% 124	3.80% 20	1.33% 7	527	2.06

Q22 What types of businesses do you typically leave Mendon to access?

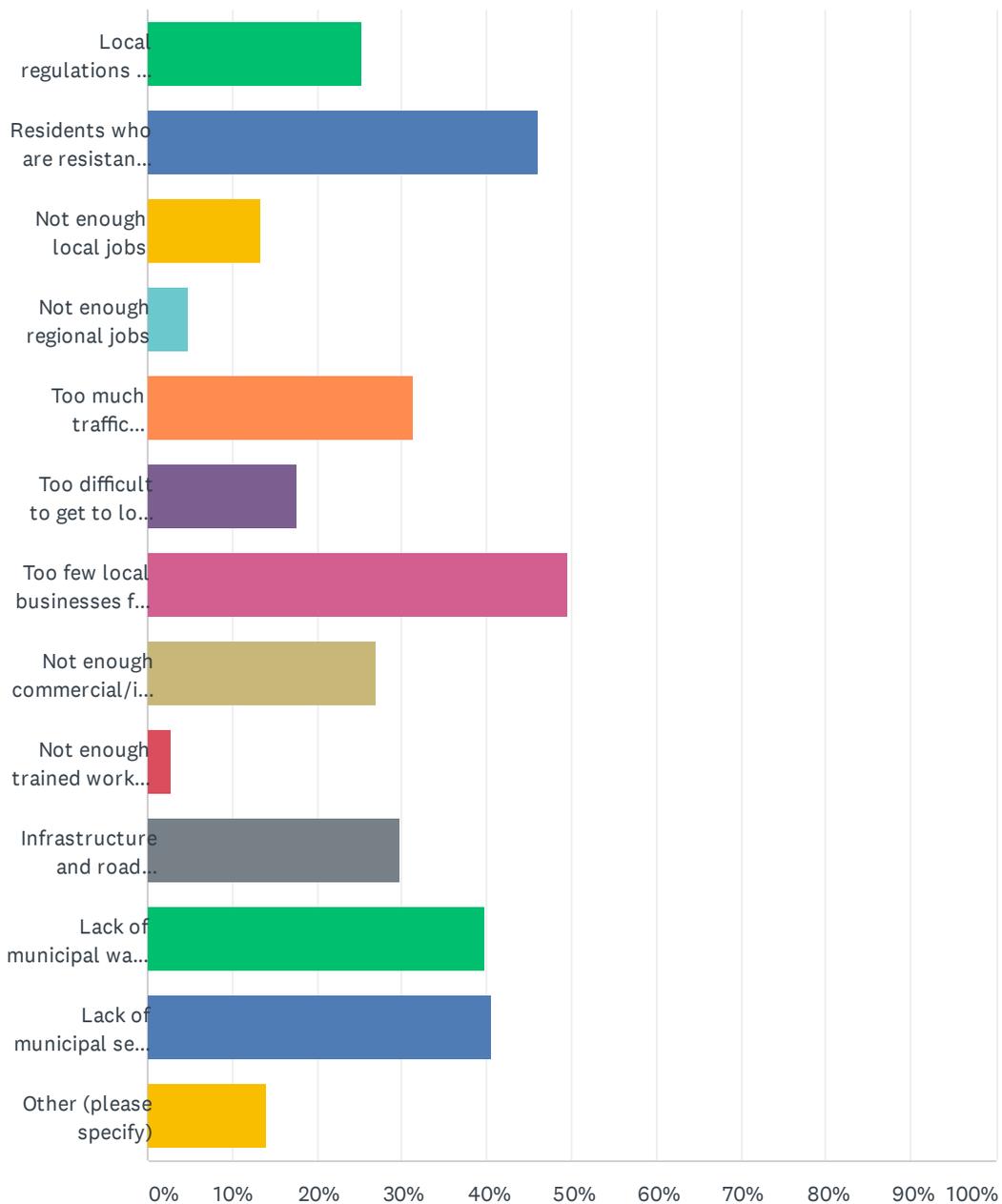
Answered: 537 Skipped: 141



ANSWER CHOICES	RESPONSES	
Shopping (e.g., clothing, shoes and so on)	88.64%	476
Grocery	94.79%	509
Gas	32.03%	172
Medical services	72.63%	390
Restaurants	65.18%	350
Personal Care (e.g., hair salon, nails and so on.)	50.84%	273
Pet Supplies	59.40%	319
Hardware	81.94%	440
Other (please specify)	8.94%	48
Total Respondents: 537		

Q23 Other than the COVID-19 pandemic, what have been the biggest economic challenges facing Mendon over the past ten years? Select all that apply.

Answered: 502 Skipped: 176

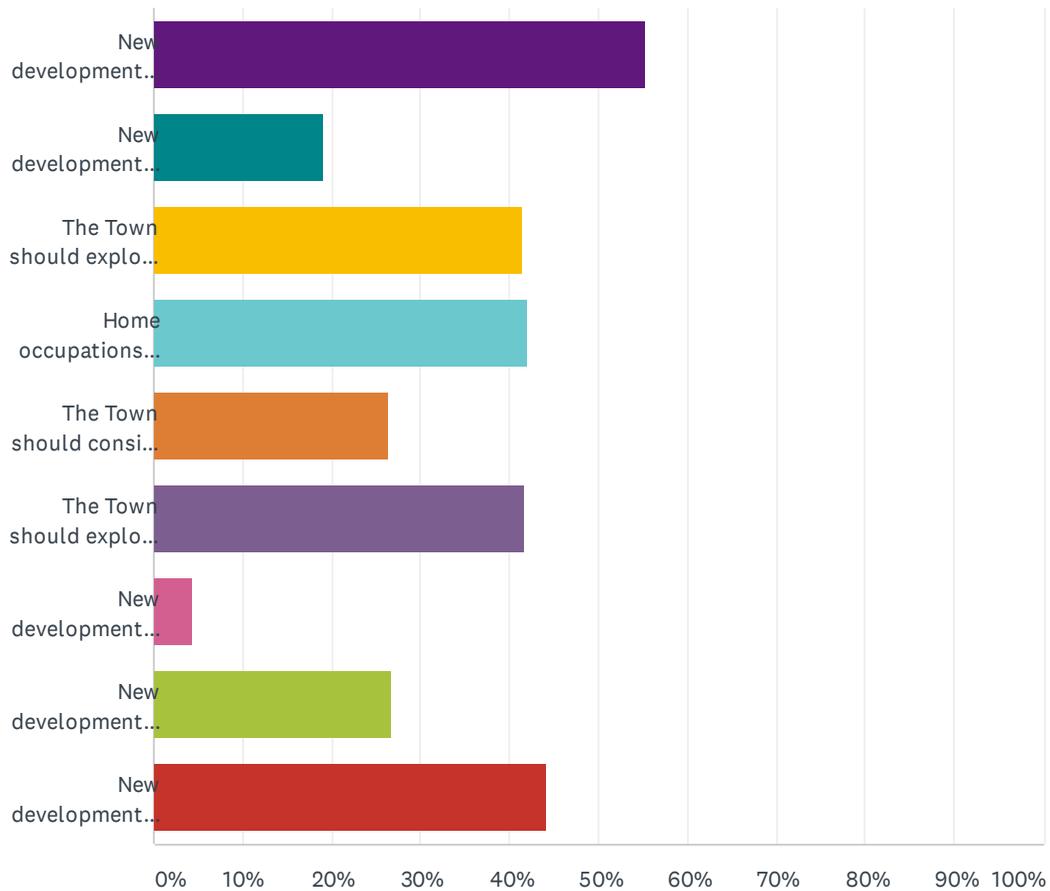


Mendon Master Plan Survey

ANSWER CHOICES	RESPONSES	
Local regulations or taxes that discourage businesses	25.30%	127
Residents who are resistant to new business creation in town	46.02%	231
Not enough local jobs	13.35%	67
Not enough regional jobs	4.78%	24
Too much traffic congestion	31.47%	158
Too difficult to get to local businesses without driving	17.53%	88
Too few local businesses for economic growth	49.60%	249
Not enough commercial/industrial space for new businesses to set up	27.09%	136
Not enough trained workers to fill local or regional jobs	2.79%	14
Infrastructure and road maintenance	29.68%	149
Lack of municipal water infrastructure	39.84%	200
Lack of municipal sewer infrastructure	40.64%	204
Other (please specify)	13.94%	70
Total Respondents: 502		

Q24 Regarding future commercial development in Mendon, select the statements with which you AGREE. Select all that apply.

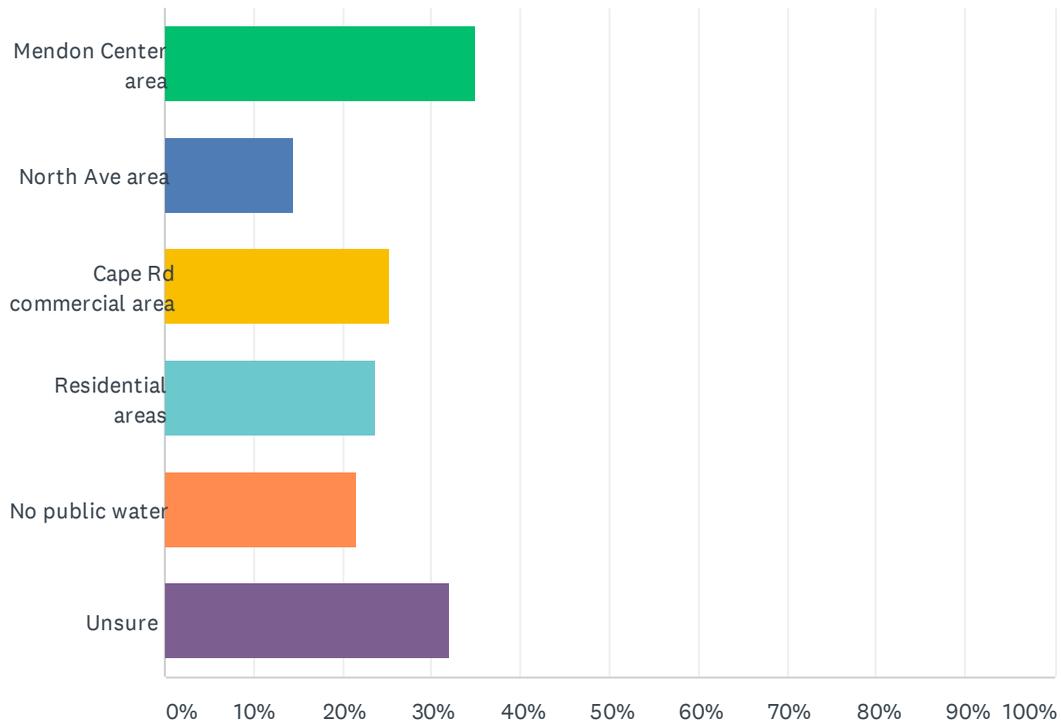
Answered: 509 Skipped: 169



ANSWER CHOICES	RESPONSES	
New development should take place exclusively within and near existing business districts	55.21%	281
New development should be concentrated to only existing business areas in Town Center	19.06%	97
The Town should explore the potential for new light industrial development	41.45%	211
Home occupations should be allowed with some restrictions	42.04%	214
The Town should consider ways to enhance tourism in Mendon	26.33%	134
The Town should explore the potential for development on underutilized land	41.65%	212
New development should take place near residential areas	4.32%	22
New development should be mixed-use, including both commercial spaces and residential units	26.72%	136
New development should be focused around major roadways	44.20%	225
Total Respondents: 509		

Q25 When it comes to public water supply, the Town of Mendon should (mark all that apply):

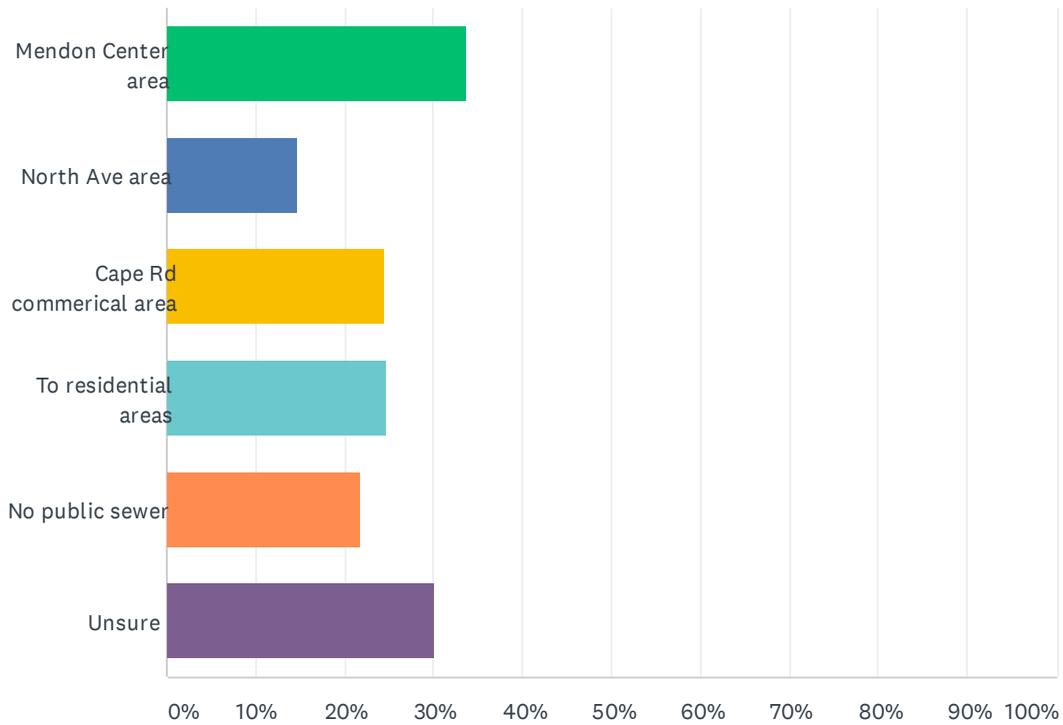
Answered: 523 Skipped: 155



ANSWER CHOICES	RESPONSES	
Mendon Center area	34.99%	183
North Ave area	14.34%	75
Cape Rd commercial area	25.24%	132
Residential areas	23.71%	124
No public water	21.61%	113
Unsure	31.93%	167
Total Respondents: 523		

Q26 When it comes to public sewer services, the Town of Mendon should (mark all that apply):

Answered: 522 Skipped: 156



ANSWER CHOICES	RESPONSES	
Mendon Center area	33.72%	176
North Ave area	14.56%	76
Cape Rd commercial area	24.52%	128
To residential areas	24.71%	129
No public sewer	21.84%	114
Unsure	30.08%	157
Total Respondents: 522		

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:

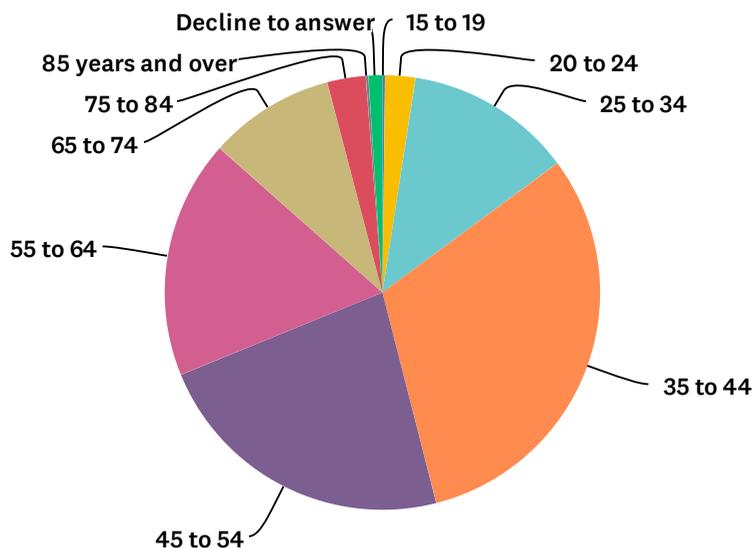
Answered: 140 Skipped: 538

Q28 Submit your email address below to receive updates about the master planning process. Or you can follow us on social media! Click here to visit the website (www.mendonmasterplan.com) Click here to visit the Facebook page (www.facebook.com/mendonmasterplan) Click here to visit the Instagram page (www.instagram.com/mendonmasterplan) Enter your email here:

Answered: 152 Skipped: 526

Q29 What is your age group? Select one.

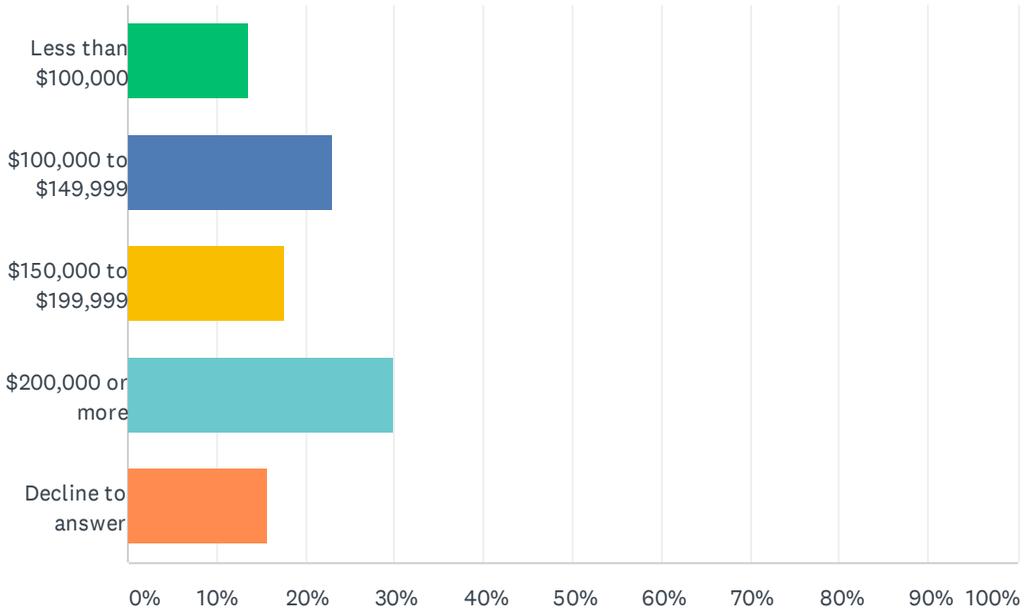
Answered: 491 Skipped: 187



ANSWER CHOICES	RESPONSES	
Under 15 years	0.00%	0
15 to 19	0.20%	1
20 to 24	2.24%	11
25 to 34	12.42%	61
35 to 44	31.16%	153
45 to 54	22.81%	112
55 to 64	17.72%	87
65 to 74	9.37%	46
75 to 84	2.85%	14
85 years and over	0.20%	1
Decline to answer	1.02%	5
TOTAL		491

Q30 What is your estimated combined family income? Select one.

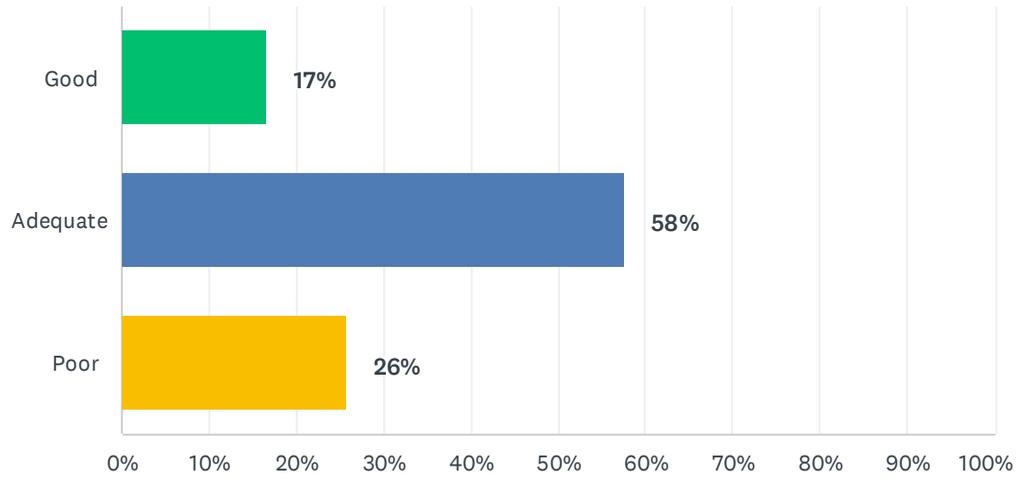
Answered: 477 Skipped: 201



ANSWER CHOICES	RESPONSES	
Less than \$100,000	13.63%	65
\$100,000 to \$149,999	23.06%	110
\$150,000 to \$199,999	17.61%	84
\$200,000 or more	29.98%	143
Decline to answer	15.72%	75
TOTAL		477

Q1 How would you rate the overall road conditions in Town?

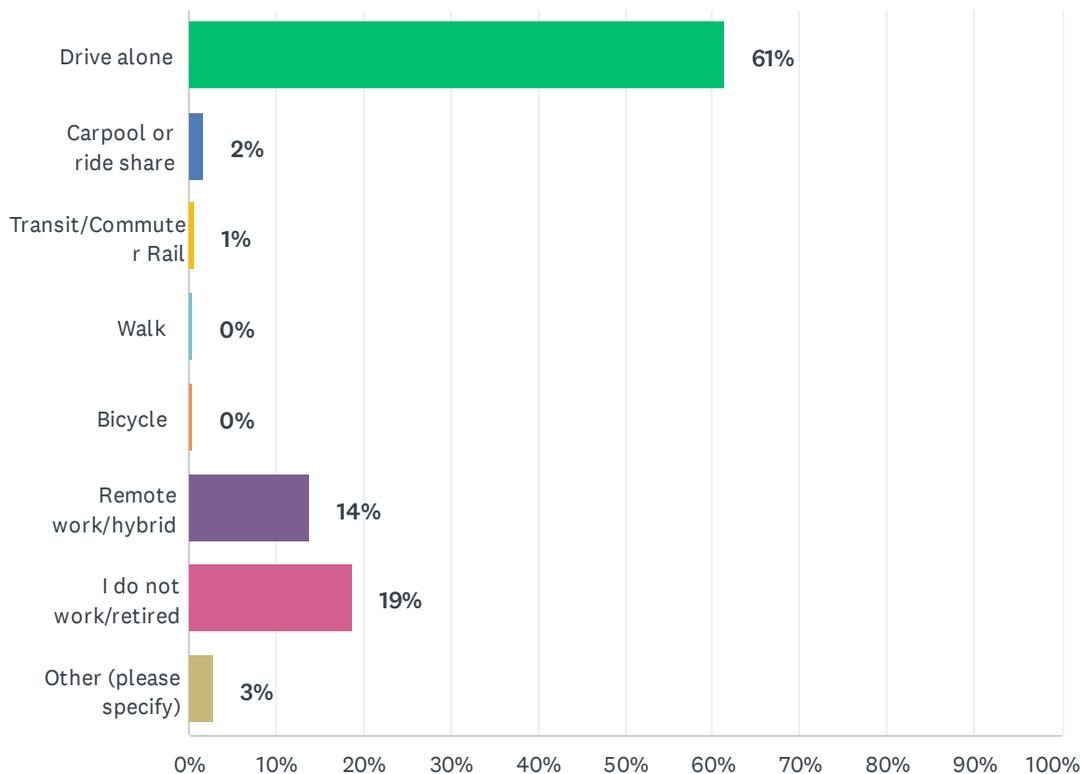
Answered: 283 Skipped: 2



ANSWER CHOICES	RESPONSES	
Good	17%	47
Adequate	58%	163
Poor	26%	73
TOTAL		283

Q2 How do you travel to work?

Answered: 283 Skipped: 2



ANSWER CHOICES	RESPONSES	
Drive alone	61%	174
Carpool or ride share	2%	5
Transit/Commuter Rail	1%	2
Walk	0%	1
Bicycle	0%	1
Remote work/hybrid	14%	39
I do not work/retired	19%	53
Other (please specify)	3%	8
TOTAL		283

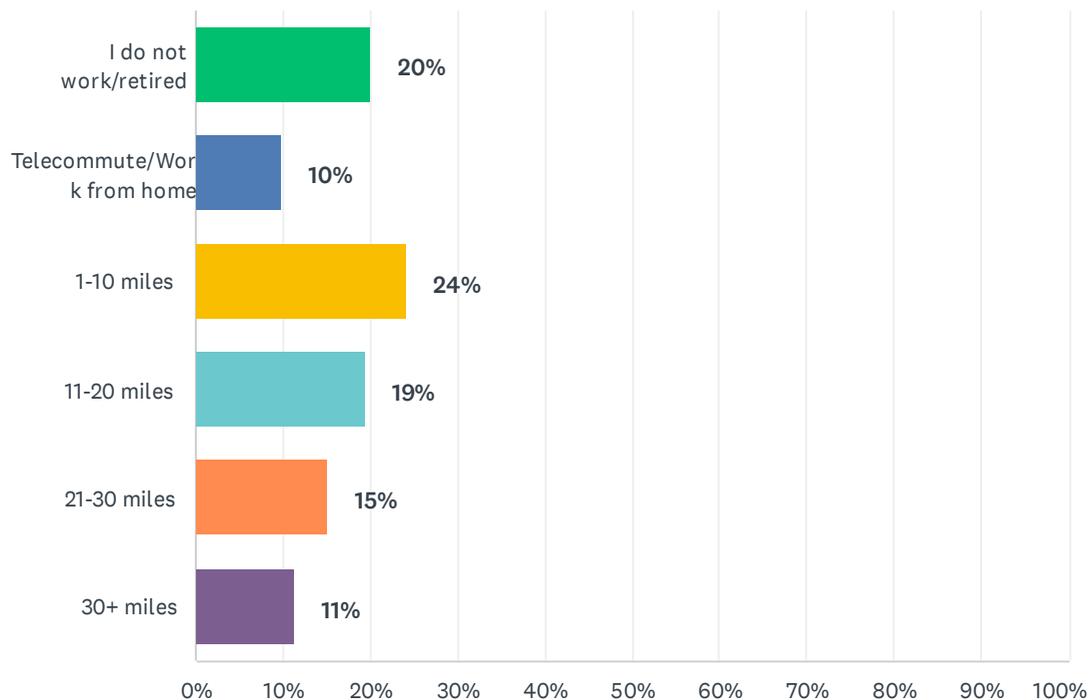
#	OTHER (PLEASE SPECIFY)	DATE
1	I am a contractor. I drive my work truck to various job sites through out the day.	5/7/2022 8:21 AM
2	Disabled	5/6/2022 7:04 PM
3	limited driving	5/3/2022 1:46 PM
4	Stay at home parent	4/30/2022 5:15 PM

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5	Jun	4/19/2022 4:05 PM
6	I work part time	4/11/2022 8:31 PM
7	Home office	3/26/2022 6:27 AM
8	Self employed	3/14/2022 7:22 PM

Q3 How many miles do you travel to get to work? (one-way)

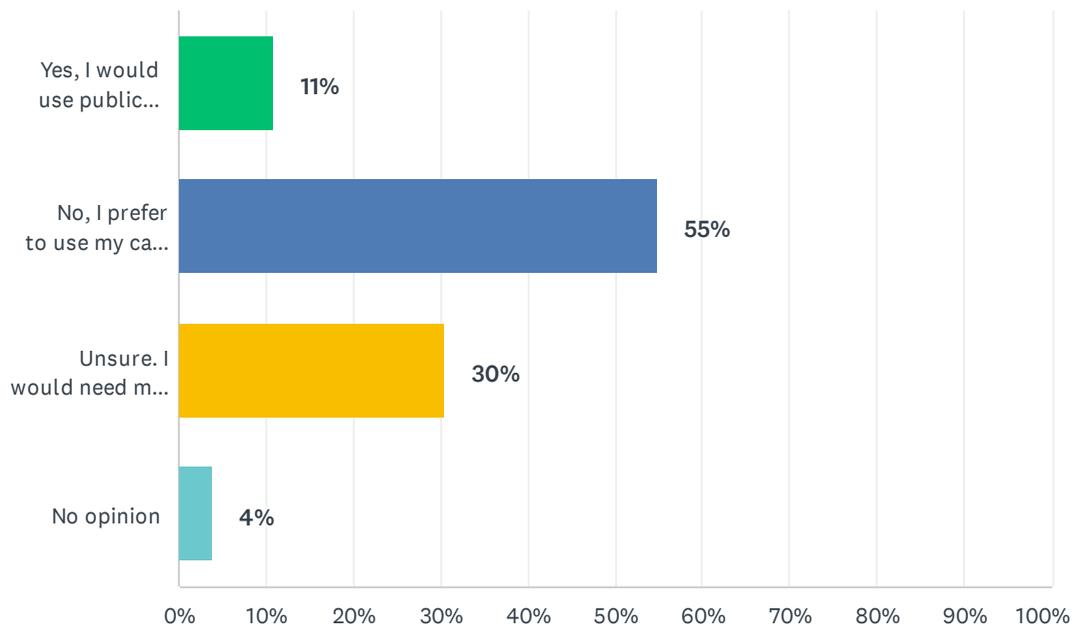
Answered: 283 Skipped: 2



ANSWER CHOICES	RESPONSES	
I do not work/retired	20%	57
Telecommute/Work from home	10%	28
1-10 miles	24%	68
11-20 miles	19%	55
21-30 miles	15%	43
30+ miles	11%	32
TOTAL		283

Q4 Would you use public transit if it were available in Mendon?

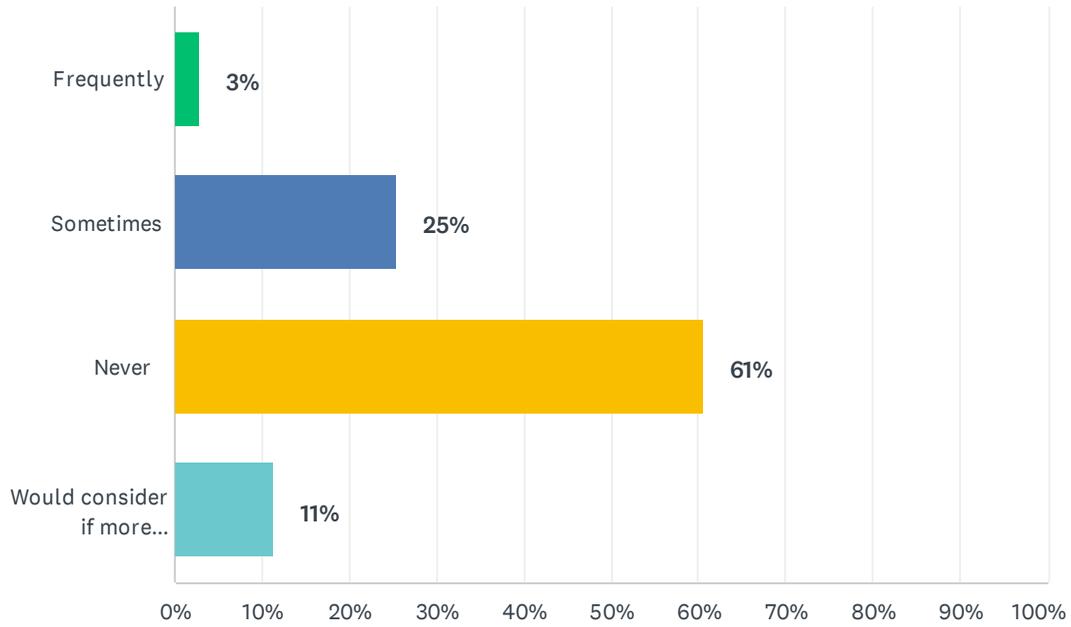
Answered: 283 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes, I would use public transit.	11%	31
No, I prefer to use my car or alternative modes of transportation.	55%	155
Unsure. I would need more information first.	30%	86
No opinion	4%	11
TOTAL		283

Q5 How often do you use ridesharing apps like "Uber" or "Lyft"?

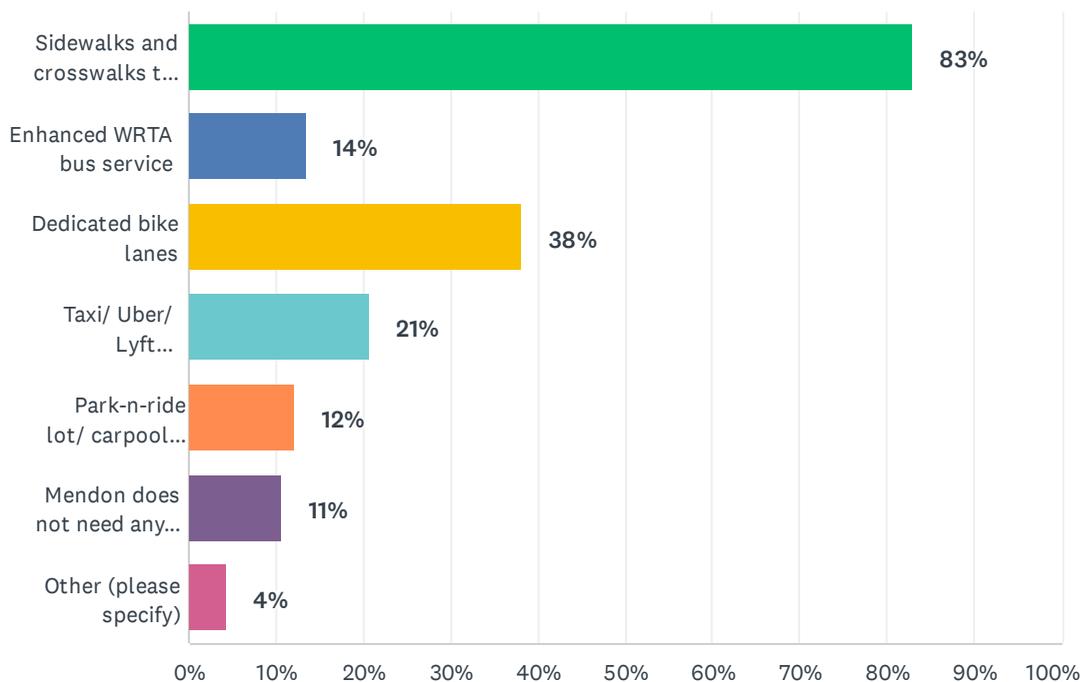
Answered: 284 Skipped: 1



ANSWER CHOICES	RESPONSES	
Frequently	3%	8
Sometimes	25%	72
Never	61%	172
Would consider if more available	11%	32
TOTAL		284

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%	233
Enhanced WRTA bus service	14%	38
Dedicated bike lanes	38%	107
Taxi/ Uber/ Lyft availability	21%	58
Park-n-ride lot/ carpool lot	12%	34
Mendon does not need any alternatives	11%	30
Other (please specify)	4%	12
Total Respondents: 281		

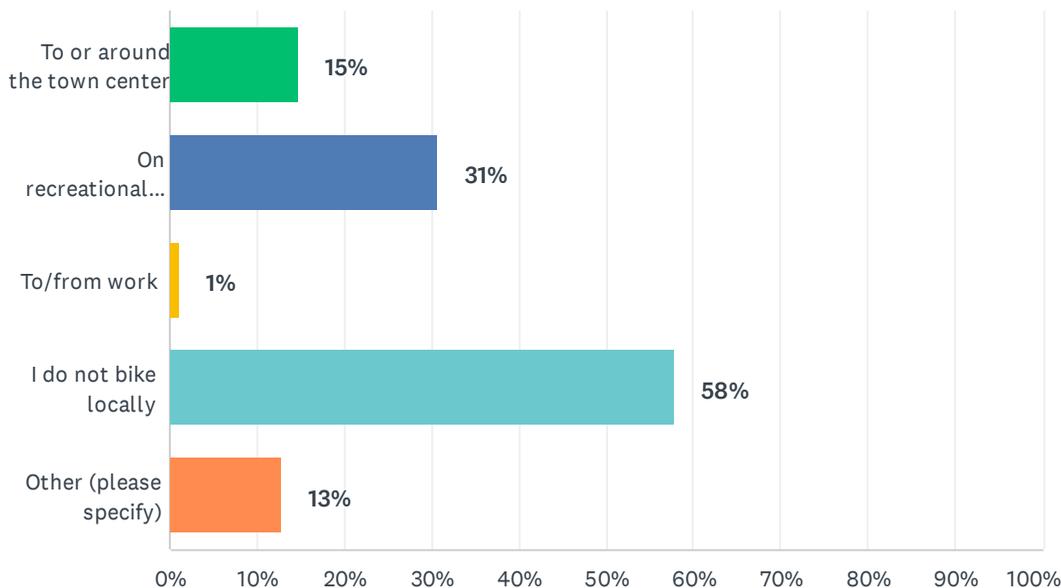
#	OTHER (PLEASE SPECIFY)	DATE
1	Providence St	5/25/2022 6:37 PM
2	Since I'm retired I don't have best feel for options above, but I can see their value if enough people interested. Bike lanes mentioned for Rte. 16 which is busier every year now.	5/12/2022 5:33 PM
3	None - focus on cooperation with schools	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

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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%	39
On recreational trails	31%	82
To/from work	1%	3
I do not bike locally	58%	154
Other (please specify)	13%	34
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	4/29/2022 7:30 PM

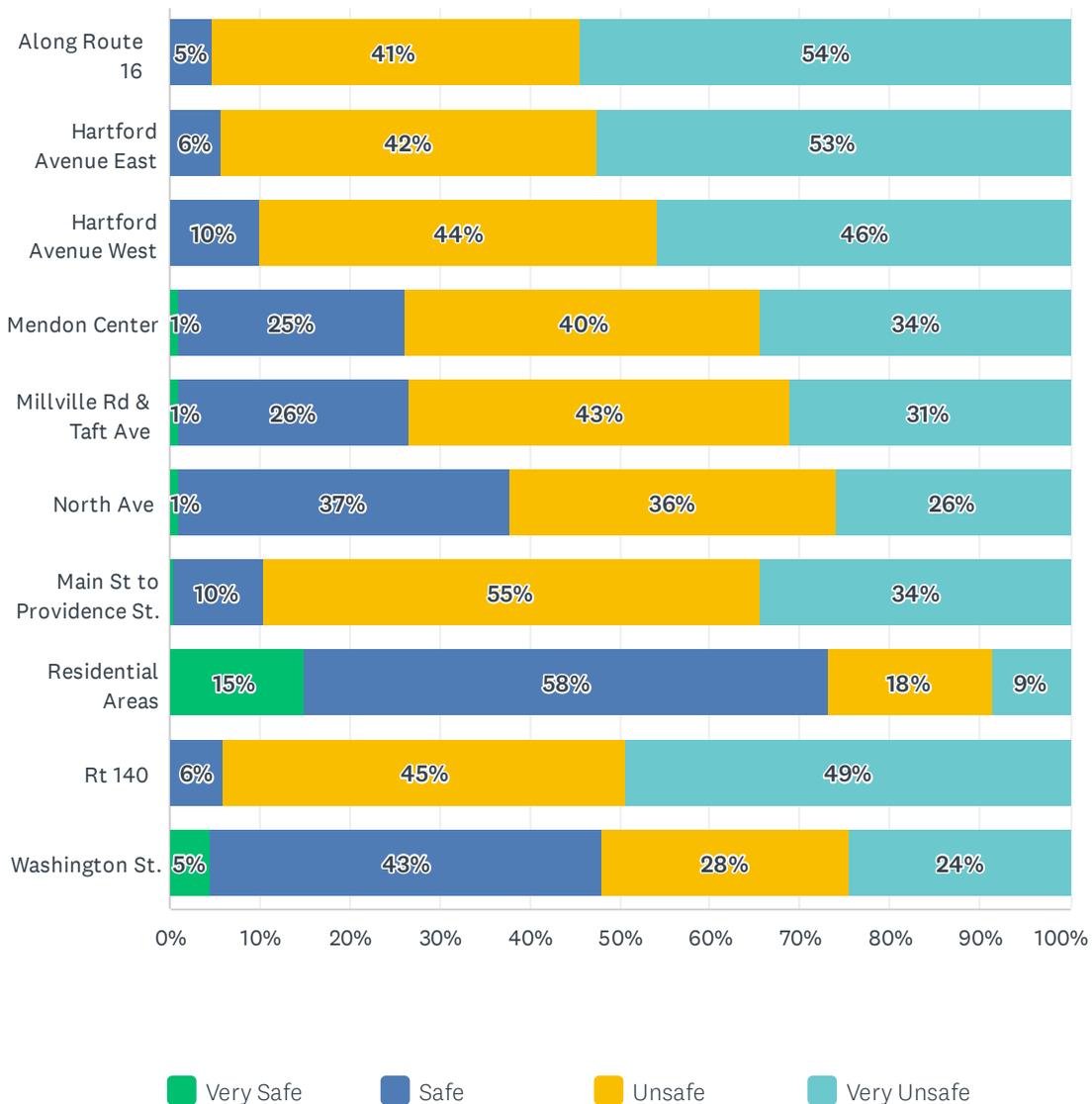
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I would bike but expect a combo of the top two.

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

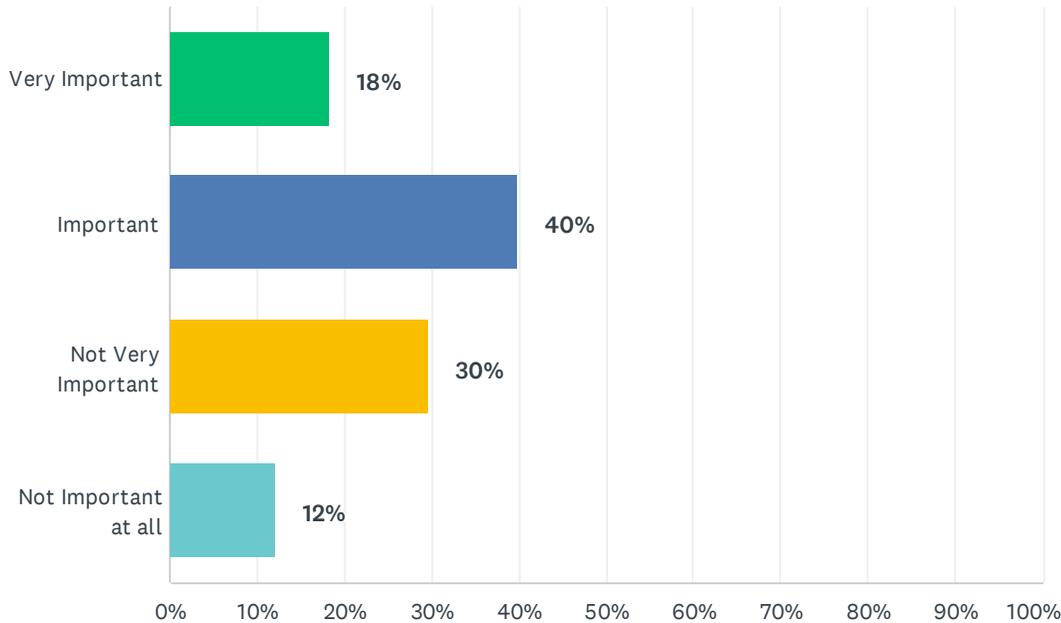


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	VERY SAFE	SAFE	UNSAFE	VERY UNSAFE	TOTAL	WEIGHTED AVERAGE
Along Route 16	0% 0	5% 10	41% 88	54% 117	215	3.50
Hartford Avenue East	0% 0	6% 12	42% 88	53% 111	211	3.47
Hartford Avenue West	0% 0	10% 21	44% 93	46% 96	210	3.36
Mendon Center	1% 2	25% 53	40% 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%	50
Important	40%	109
Not Very Important	30%	81
Not Important at all	12%	33
TOTAL		273

#	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.	5/9/2022 9:53 AM

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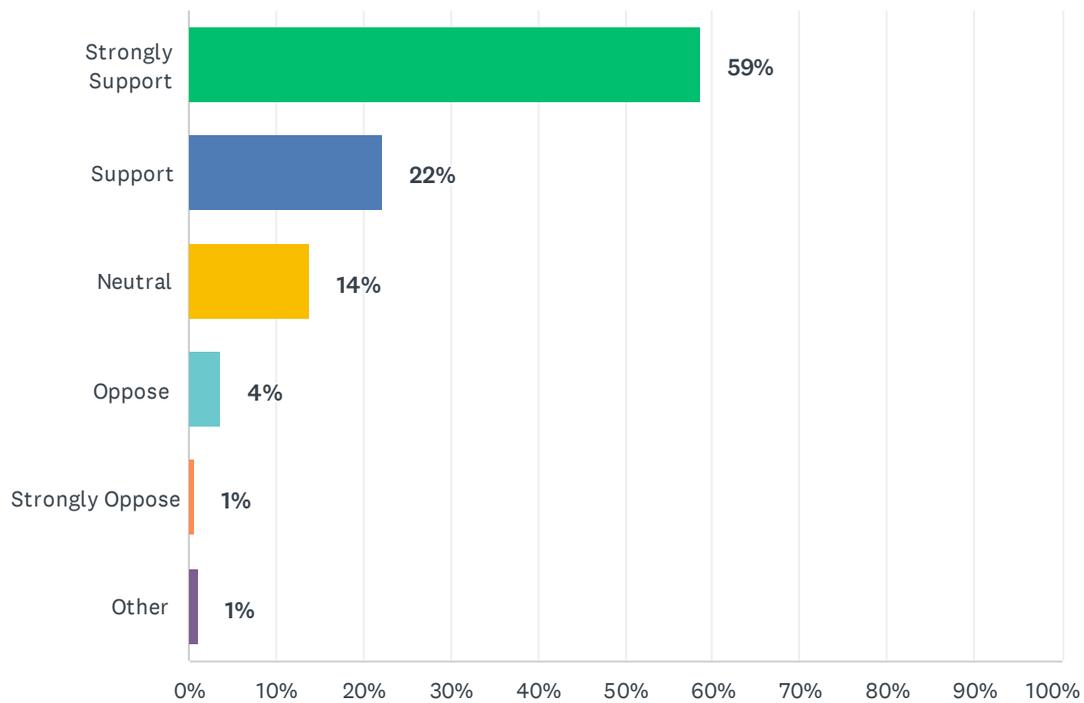
10	Main travel roads	5/4/2022 3:37 PM
11	Along Rt 16, North Ave, and center of town. I think having a small bike path somewhere connected to this area would be great too and would encourage people (especially teens) to get outside and be active.	5/3/2022 8:01 AM
12	As long as there is some tar to the 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
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

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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
TOTAL		280

#	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

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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

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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

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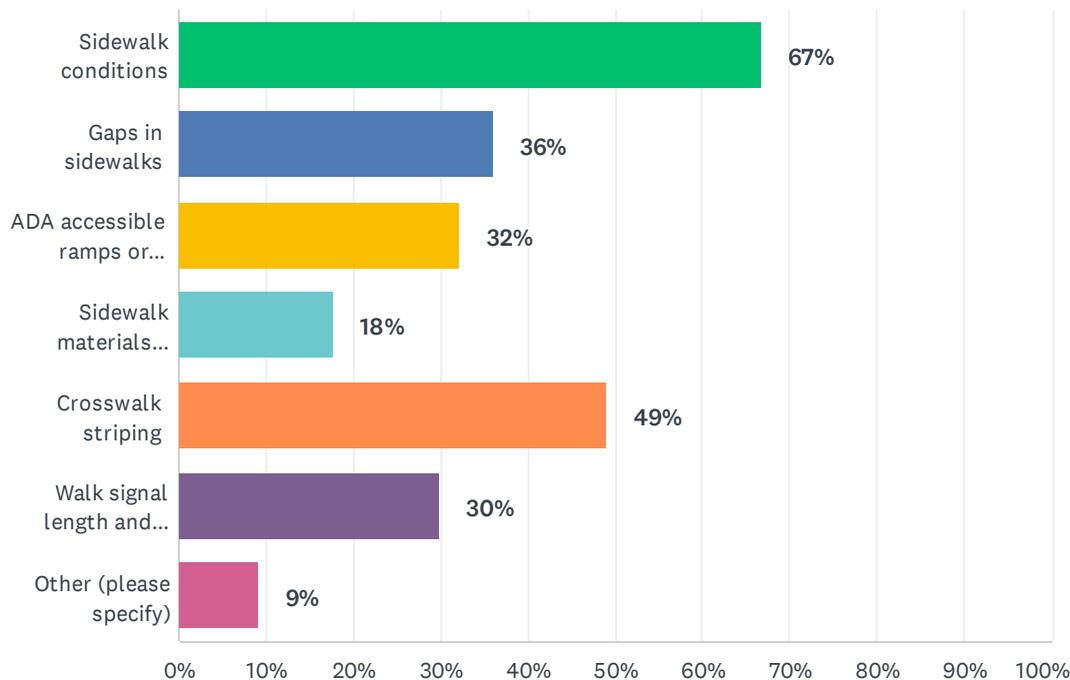
68	Providence st, east Hartford, west Hartford	4/12/2022 11:50 AM
69	everywhere	4/11/2022 2:03 PM
70	Main St - Blackstone Line; Hartford Ave. E & W; Washington st	4/11/2022 1:17 PM
71	Rt. 140, Hartford Ave., Town center to library and Nipmuc	4/11/2022 11:02 AM
72	All streets need safe area for walkers. 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
104	Roads leading from most neighborhoods to the schools	3/18/2022 1:56 PM

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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

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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

Q13 Suggested locations for pedestrian facilities improvements

Answered: 72 Skipped: 213

#	RESPONSES	DATE
1	Washington St - Lines painting on road would make it feel safer. North Ave - People park on sidewalk, some conditions unsafe.	7/12/2022 3:02 PM
2	Mendon Center, Rt16	6/6/2022 10:30 PM
3	crossing Route 16 anywhere	5/27/2022 7:33 PM
4	Blackstone st	5/23/2022 12:41 PM
5	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
6	Along main roads and heavily traveled side roads	5/17/2022 4:05 PM
7	I am unable to answer this with certainty	5/15/2022 4:34 PM
8	Maple St. at post office, I think	5/12/2022 5:33 PM
9	North, Providence and E/W Hartford Ave.	5/11/2022 8:01 AM
10	Downtown	5/6/2022 7:16 PM
11	Near the library	5/6/2022 7:02 PM
12	All	5/6/2022 6:57 PM
13	Post Office	5/6/2022 3:37 PM
14	Rt 16 between North ave & Millville rd.	5/5/2022 8:09 PM
15	Rt 16, Main Street	5/5/2022 12:15 PM
16	Same as #11	5/4/2022 3:37 PM
17	Maple St meets Main St	5/4/2022 10:30 AM
18	Millville street and rout 16 area	5/4/2022 9:55 AM
19	Around town forest and trails	5/3/2022 8:21 PM
20	Washington St	4/30/2022 6:24 AM
21	Busy streets	4/23/2022 9:31 AM
22	around the town center, out a mile roughly in each direction, all roads with in that circle	4/22/2022 9:35 PM
23	Hartford ave west Rt 16 Hartford ave east main st	4/20/2022 8:42 PM
24	Above mentioned.	4/20/2022 6:52 PM
25	Brighter	4/19/2022 11:18 AM
26	Hartford Ave W	4/19/2022 10:59 AM
27	Unsure of needed improvements.	4/18/2022 8:12 PM
28	Providence at/ East Hartford Ave	4/17/2022 8:09 PM
29	George street, rt 16, north Ave, downtown	4/17/2022 7:17 PM
30	Ball park, downtown	4/17/2022 7:08 PM
31	Senior center	4/13/2022 12:09 PM

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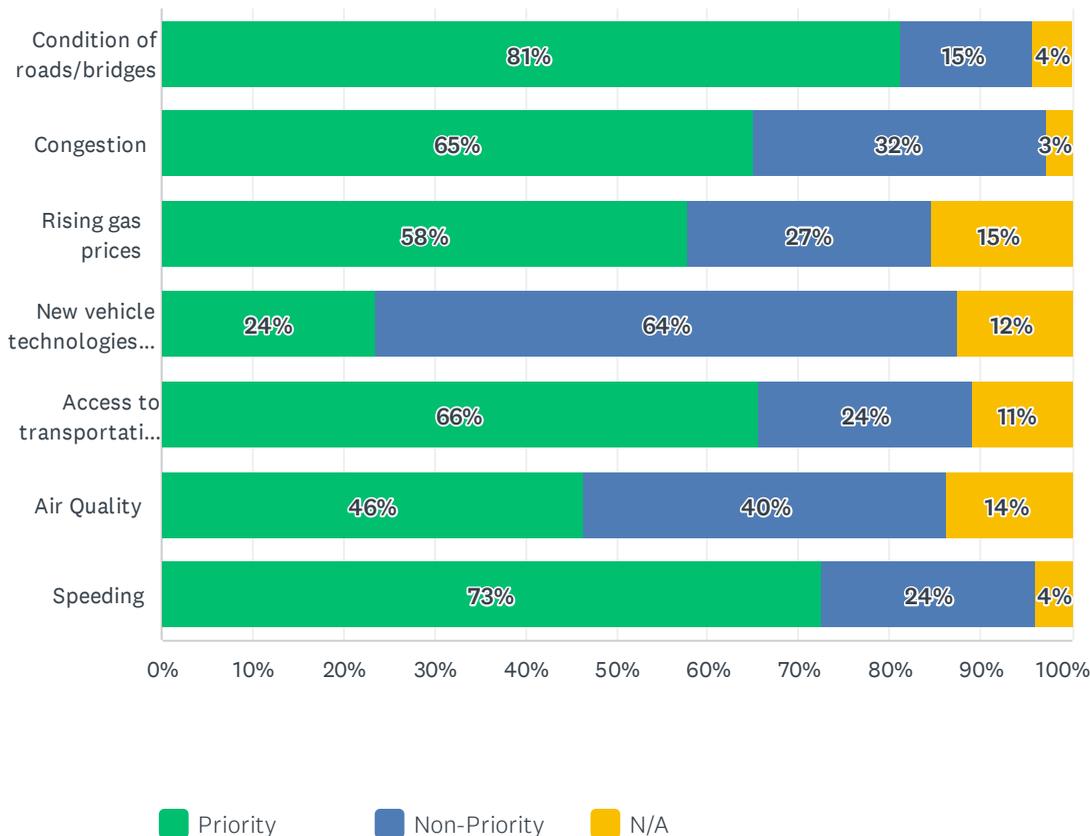
32	All	4/13/2022 11:44 AM
33	Center of town	4/12/2022 11:50 AM
34	cross walks & pedestrian lights at Willowbrook and Hoods Plaza	4/11/2022 1:17 PM
35	Town Center, Rte 16.	4/10/2022 2:02 PM
36	EVERYWHERE	4/8/2022 5:10 PM
37	Center of town and Hastings Street	4/7/2022 1:14 PM
38	Schools	4/5/2022 3:19 PM
39	Town beach	4/5/2022 7:54 AM
40	work to restore what is existing	4/4/2022 6:33 PM
41	Where ever necessary	4/3/2022 8:35 AM
42	All - North Ave, northbridge st, Rt 16	4/3/2022 7:09 AM
43	Neighborhoods. The sidewalks are in poor condition.	4/3/2022 7:07 AM
44	Center of town	4/2/2022 12:56 PM
45	North Ave is brutal. With two schools and a library, it's time to add dual sidewalks, cross walks, fresh paint and lower speed likit	4/2/2022 9:17 AM
46	None at this time	4/2/2022 8:44 AM
47	North ave	4/1/2022 5:48 PM
48	All existing sidewalks should be regularly cleared of snow	3/26/2022 6:27 AM
49	everywhere	3/17/2022 3:04 PM
50	I live on Park st. Many walkers, many blind hills and curves.	3/16/2022 7:58 AM
51	Everywhere, including residential neighborhoods	3/14/2022 9:29 PM
52	North Ave, Hastings st, Harford Ave, Downtown	3/14/2022 7:22 PM
53	The sidewalk on the other side of old library location to Rt 16 is very bumpy and needs leveling	3/14/2022 7:10 PM
54	Washington and northbridge	3/14/2022 2:48 PM
55	Emerson street	3/14/2022 2:05 PM
56	All around town center and up to Hood Plaza	3/14/2022 1:29 PM
57	Middle School track so pedestrians could use.	3/14/2022 12:13 PM
58	Center of town	3/14/2022 12:06 PM
59	N/a	3/14/2022 12:00 PM
60	Town hall and post office square	3/14/2022 11:59 AM
61	Hartford Ave W	3/14/2022 11:51 AM
62	Town hall	3/14/2022 11:49 AM
63	Main st side walks are terrible	3/14/2022 3:10 AM
64	Main Street and Route 16 intersection should have a walk signal from the sidewalk on Main Street near Founders Park across towards the DB Mart	3/13/2022 11:54 PM
65	Rte 16 at lights, schools, Rte 16 at Maple and Washington	3/13/2022 9:47 PM
66	Crosswalk to access town beach	3/13/2022 8:50 PM
67	Rt 16	3/13/2022 5:12 PM
68	Providence Street to Downtown	3/13/2022 4:10 PM

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69	Route 16	3/13/2022 3:48 PM
70	Millville Street, North Ave/Rt 16, Main St, Maple Street	3/12/2022 5:26 PM
71	Neck hill rd	3/12/2022 2:36 PM
72	Hartford Ave East	3/12/2022 1:49 PM

Q14 What transportation issues would you consider to be most important in Mendon?

Answered: 277 Skipped: 8



	PRIORITY	NON-PRIORITY	N/A	TOTAL	WEIGHTED AVERAGE
Condition of roads/bridges	81% 206	15% 37	4% 11	254	2.70
Congestion	65% 166	32% 82	3% 7	255	2.34
Rising gas prices	58% 144	27% 67	15% 38	249	2.36
New vehicle technologies (electric cars, automated vehicles)	24% 57	64% 155	12% 30	242	1.54
Access to transportation for Aging Populations	66% 159	24% 57	11% 26	242	2.47
Air Quality	46% 109	40% 94	14% 32	235	2.07
Speeding	73% 188	24% 61	4% 10	259	2.51

Q15 What are the most difficult areas or intersections you encounter in Mendon on a regular basis?

Answered: 222 Skipped: 63

#	RESPONSES	DATE
1	Turning left out of Washington St. Maple Ave and Rt 16.	7/12/2022 3:02 PM
2	maple street and RT 16. Need light or make it one-way	6/23/2022 3:54 PM
3	Millville and er 16; providence and north Ave ; intersection at pop n cork	6/21/2022 6:48 PM
4	Center of town/rt 16	6/21/2022 6:16 PM
5	rt. 16	6/21/2022 6:13 PM
6	- Rt 16 / North ave light and the faux-two-lane situation - Rt 16 and Maple St - add Washington across the intersection that is a MESS - I live on Neck Hill and we've got an influx of tractor trailers, car carriers, full on megatrucks barreling down the road - Not Mendon, but intersection where I'm at the light by Hartford Ave/140 and trucks turning makes getting home scary	6/16/2022 12:47 PM
7	Speeding on Bates St. and Edward Rd.	6/10/2022 1:44 PM
8	Millville Rd to Route 16, Emerson St, Maple St, and Route 16, Stop light at corner of 16 and North Ave.	6/8/2022 11:08 AM
9	Rt 16 and Emerson St Rt 16 and Millville are Blackstone St and Providence Rt 16 and North Ave/Main St Rt 16 and Hartford Ave West	6/6/2022 10:30 PM
10	Intersection of Providence and Hartford Ave, Also intersection of left turn at Hartford and route140, left or right turn at lights in center of Town. Difficult to see either way when flowers are in bloom, obstructing vision at rush hour.	5/30/2022 12:24 PM
11	In front of town hall	5/29/2022 7:27 AM
12	the curve on Providence St near 217 - 221 area is dangerous and no one observes speed limit. I have difficulty getting out of my driveway because of this.	5/29/2022 6:41 AM
13	Maple Street exiting onto route 16 Washington Street exiting onto route 16	5/27/2022 7:33 PM
14	Having to cross RTE 16 & Main street to get to sidewalk be able to continue on a Sidewalk. Then no other crossings anywhere along 16 way to cross back.	5/26/2022 12:52 PM
15	Providence st	5/25/2022 6:37 PM
16	Providence St/East Hartford	5/23/2022 6:12 PM
17	Neck hill rd	5/23/2022 5:11 PM
18	All major intersections with rt 16...Hartford Ave West, Washington st, Maple Street traffic flow is poor causing backups. Flow through center of town.	5/23/2022 4:55 PM
19	Maple St and 16	5/23/2022 4:02 PM
20	Fork of Maple St & Rte 16! Left turn off of Hartford Ave W on to Rte 16 by Imperial Chevrolet.	5/23/2022 2:39 PM
21	Taking a left off of Blackstone street onto whatever the name of that road is. Also, taking a left out of imperial gas, Dunkin' Donuts and imperial plaza.	5/23/2022 12:41 PM
22	Maple street onto rat 16 I think it should be a one-way road. Traveling from Route 16 taking a right onto Maple Street one-way traffic going towards Providence Road.	5/23/2022 12:37 PM
23	Hartford Ave East & Cape Road - traffic westbound on HAE needs a green traffic turn signal - will reduce backup and maybe prevent a few more accidents Trucks turn left onto HAE often do not have enough space to make a turn blocking the intersection and traffic	5/17/2022 4:12 PM

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24	126 and 140 on Mendon/Hopedale line.	5/17/2022 4:05 PM
25	North ave & rt 16 Hartford Ave W & rt 16 Maple St & rt 16	5/16/2022 3:50 PM
26	At the light at Charles River Bank. We were stopped for a Mendon police officer for using the wrong lane???, when there are no defined lanes at that intersection. ALSO the intersection at Maple St and Route 16, this is such a horrible place for every car coming out of Maple St	5/15/2022 4:34 PM
27	MAple St & Rt 16	5/15/2022 1:57 PM
28	RT 16 and Millville. Blackstone St and Providence	5/15/2022 9:36 AM
29	Hartford Ave. West at Rte. 16. I avoid left turn onto Rte. 16. Instead I cut over Thornton to Rte. 16 and then turn eastbound, but even that is somewhat tricky. Also, westbound Rte. 16 after W. Hartford Avenue - going down that hill if you need to make a left turn onto Taft, Old Taft, or a house on the lake it is dangerous, especially when truck behind you because they don't want to slow down after building that momentum. That stretch all the way to Alicante is becoming very dangerous.	5/12/2022 5:33 PM
30	Across from Mendon motors	5/11/2022 5:49 PM
31	Rte. 16 & Main St. There needs to be a left hand signal and 2 distinct lanes, one for left hand turns and one for drivers going straight and taking a right hand turn.	5/11/2022 5:36 PM
32	Rt 16 by Muffin House	5/10/2022 9:30 PM
33	Intersection of Maple & Rt 16 by Emerson. Also Millville & Rt 16	5/9/2022 2:11 PM
34	townhall area & Maple street	5/9/2022 1:19 PM
35	Lived in Mendon since 2019 and so far it's been great, traffic at the rt 16 / maple St split can be pretty bad, but there are alternatives for getting through/around.	5/9/2022 9:53 AM
36	Turning left onto Hastings St at various points	5/8/2022 3:02 PM
37	The intersection between maple street and hasting street.	5/7/2022 9:34 PM
38	Main St and Rte 16 by Founders park Maple St and Hastings Street	5/7/2022 11:45 AM
39	Washington St. rte 16 Millville rd Rte 16	5/7/2022 8:21 AM
40	Intersection on 16 and north Ave	5/6/2022 7:28 PM
41	Neck hill and Hartford ave east	5/6/2022 7:16 PM
42	Washington st and Hastings Hartford Ave and Hastings Maple Ave and Hastings Millville /Uxbridge and Hastings Hartford ave west and Uxbridge rd	5/6/2022 7:04 PM
43	Rt 16 and Washington. By Maple. Miserable to safely pull out there	5/6/2022 7:02 PM
44	Rt 16 and North st	5/6/2022 7:02 PM
45	All	5/6/2022 6:57 PM
46	Maple street. Hartford Ave west.	5/6/2022 6:56 PM
47	Hastings and rt 16. Maple and 16.	5/6/2022 6:40 PM
48	Hastings St and route 16	5/6/2022 6:40 PM
49	Washington St & Rt 16 needs traffic light	5/6/2022 3:37 PM
50	Rt 16 and Washington Street and all the roads intersecting that area	5/6/2022 1:45 PM
51	Maple st & rt. 16 intersection	5/5/2022 8:09 PM
52	Rt 16, Maple Street along with Washington and Emerson. Rt 16 and Millville Street Rt 16 and Hartford Ave west	5/5/2022 12:15 PM
53	Route 16 and Washington Street	5/4/2022 3:37 PM
54	Rt16 and Washington	5/4/2022 12:49 PM
55	Maple St and Main St. Main St and Route 16 and Route 140 Hartford Ave East	5/4/2022 10:30 AM

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56	Kinsley lane road condition	5/4/2022 10:24 AM
57	Washington street, Maple street and Rout 16 area.	5/4/2022 9:55 AM
58	Charles River bank / convenience store near clough	5/4/2022 7:36 AM
59	Center of Mendon - lights at route 16 and intersection of Maple St and route 16	5/3/2022 9:32 PM
60	Millville road onto route 16. Route 16 to Main St. Main St should be a one way, it's a terrible intersection.	5/3/2022 9:26 PM
61	16 and Millville	5/3/2022 9:23 PM
62	RT 16 and Providence St. Stop sign near the post office and police station	5/3/2022 9:19 PM
63	Millville rd at rt 16	5/3/2022 8:21 PM
64	Route 16 and Maple St, Route 16 and North Ave, rte 140 at Liquor World (need left turn light added)	5/3/2022 3:58 PM
65	Rt. 16 and Washington Street, Hastings and Rt. 16 and it's only going to get worse with Meehan's plans!	5/3/2022 1:46 PM
66	The 5 way intersection Route 16, Emerson, Washington and Maple.	5/3/2022 1:29 PM
67	center of town and Rt 16 between the light and Hartford Ave W	5/3/2022 8:01 AM
68	16 and North/Main, Washington onto 16	5/2/2022 2:48 PM
69	Millville Road and Rt. 16 Maple Street and Rt. 16	5/1/2022 8:47 PM
70	Bellingham Road/Route 140, Bellingham Road/Hartford Avenue, Providence Road/Maple Street, Route 140/Hartford Ave.	4/30/2022 6:14 PM
71	Center of town	4/30/2022 2:14 PM
72	Downtown (in front of Town Hall)	4/30/2022 10:03 AM
73	Hartford ave and 140, maple st and 16, Hartford ave and 16	4/30/2022 9:39 AM
74	Merging onto et 16 from Millville. Lights at North Ave.	4/30/2022 6:55 AM
75	Washington St/Rt 16	4/30/2022 6:24 AM
76	Hartford Ave E tends to be in particularly bad shape. I joke we are getting the "Mendon Massage" every time we drive on it because we get jerked around so much. People drive way too quickly on Neck Hill road considering how narrow and winding it is.	4/29/2022 7:30 PM
77	Hartford Ave West and route 16, north Ave and route 16, maple st and route 16	4/29/2022 4:03 AM
78	Neck Hill and Hartford Ave East Intersection in front of town hall Maple St and Route 16	4/28/2022 10:07 PM
79	Route 16/North Ave- TERRIBLE in the morning and afternoon	4/28/2022 7:18 PM
80	Main and 16; providence and Hartford east; rte16 and Hartford ave west	4/23/2022 9:31 AM
81	Up 16 at evening commute. Hartford/140 commuting times, and weekends. Surprising how many people use Gaskill St on a daily basis. The road is small, windy and crappy, and even trucks use it.	4/22/2022 9:35 PM
82	Emerson st, rt 16	4/22/2022 4:51 PM
83	Hartford Ave - Rt 140	4/21/2022 12:44 PM
84	Rt 16 and Hartford ave west. Main st and rt 16 Harvard ave east and providence st	4/20/2022 8:42 PM
85	Hartford Ave west. That intersection is so dangerous and we need a light.	4/20/2022 6:52 PM
86	All of them due to speeding vehicles	4/20/2022 10:35 AM
87	rt 16 and North Ave, Washington and rt 16, Maple and Rt 16	4/19/2022 6:56 PM
88	The maple street, Washington, Emerson intersection. It's a nightmare and we need traffic lights. So dangerous.	4/19/2022 6:02 PM

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89	Rt 16 and Millville rd intersection	4/19/2022 4:06 PM
90	Maple st	4/19/2022 4:05 PM
91	rt 16	4/19/2022 3:29 PM
92	Washington st. & Rte 16, Maple st,& Emerson St, Millville & 16	4/19/2022 3:27 PM
93	Congestion on Hartford Ave	4/19/2022 2:39 PM
94	Route 16 light should have one lane for traffic heading straight and another for traffic taking a left, the intersection of Providence/Hartford Ave East (lots of accidents over the years), Mendon/Hopedale lights by liquor world is not large enough for the large semi trucks	4/19/2022 12:04 PM
95	ROUTE 16 and Maple street, the speed limit on Hartford Ave West is too high.	4/19/2022 11:47 AM
96	Need more lights	4/19/2022 11:18 AM
97	Route 16 and Maple	4/19/2022 11:09 AM
98	Route 16 & Hartford Ave W. Maple St & Route 16	4/19/2022 10:59 AM
99	1) Turning Left from Hartford Ave West on to Route 16. 2) Drivers not stopping at stop sign on Neck Hill Road onto George Street.	4/19/2022 9:58 AM
100	16 and Maple and 16 North Ave/Main St are HORENDOUS	4/18/2022 8:15 PM
101	Taking a left on Maple near the town hall getting on 16 is nearly impossible at some times of day, though continuing to the left at the light past the police station is an easy alternative.	4/18/2022 8:12 PM
102	Route 16 & maple	4/17/2022 10:45 PM
103	Route 16/Emerson	4/17/2022 10:23 PM
104	Rat 16 and North Ave	4/17/2022 8:09 PM
105	Getting onto to route 16 coming from the post office	4/17/2022 7:49 PM
106	Hasting and Rt 16, North Ave and Rt 16	4/17/2022 7:17 PM
107	Main Street to 16 coming up past Willowbrook and church	4/17/2022 7:08 PM
108	Four corners at stoplight turning left during rush hour; Millville and Rte 16 intersection is very dangerous with traffic coming out of Imperial Gas and Dunkin Donuts	4/16/2022 4:33 PM
109	Hartford Ave and Rt. 140	4/16/2022 2:32 PM
110	Main St/North Ave and Route 16	4/13/2022 4:41 PM
111	washington St & Rt 16	4/13/2022 3:47 PM
112	The light at rte 16	4/13/2022 12:22 PM
113	Bates/Bellingham st Senior center Bates st and rt 140 Crossing near the town hall	4/13/2022 12:09 PM
114	Providence and Main/Hastings 16 area where there is a light.	4/13/2022 11:44 AM
115	Maple street and Hastings	4/12/2022 11:50 AM
116	Rte 16/North Ave/Providence	4/12/2022 8:24 AM
117	Rout 16 and Hartford Ave	4/11/2022 8:31 PM
118	140 (Cape Road) and Hartford Avenue East Main/North/Route 16	4/11/2022 2:03 PM
119	Crossing Maple St at PO and anywhere in center of town	4/11/2022 1:17 PM
120	Intersection of Hartford Ave. and Cape Rd. The rebuild was a failure, and there are too many lanes stuffed into old, narrow rights-of-way. Corners are too tight for trucks (of which there are many). Lack of dedicated left turn light Hartford Ave. WB to Rt. 140 SB is a disaster. There's no visibility over the crest of the hill, and Hartford Ave. EB comes bombing through unaware.	4/11/2022 11:02 AM
121	Rye 16	4/10/2022 2:02 PM
122	Maple st and 16.	4/9/2022 10:50 PM

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123	Maple street rte 16 and imperial gas station needs a stop light	4/9/2022 10:31 AM
124	So many from the town hall/post office area, Hartford and Bellingham streets---almost double the posted limits, the Senior Center area---dangerous! And on and on....it seems to be out of control, especially the past few years and our fear is that a severe accident will happen before genuine attention will become a reality.	4/8/2022 9:28 PM
125	Neck Hill Road, Hartford Ave East and West, North Ave, Rt. 16 Main Street, etc. All major traffic roads need to be re- examined and evaluated for left turn lanes, traffic lights, sidewalks, etc	4/8/2022 5:10 PM
126	Any intersection of Route 16 between the light at North Ave and Millville Road	4/7/2022 1:14 PM
127	Neck Hill Rd & Hartford Ave East intersection is very unsafe. Tractor trailer traffic on Neck Hill Rd is dangerous. There should be no through truck traffic.	4/6/2022 5:46 AM
128	Emerson at Route 16	4/5/2022 3:19 PM
129	The route 16 intersections in the town center.	4/5/2022 1:39 PM
130	Hartford Ave W @ Rt 16; Rt 16 at Maple/Emerson /Washington St; Rt 16 at Millville St.	4/5/2022 12:01 PM
131	Rt 16 coming up the hill certain times of the day.	4/5/2022 7:54 AM
132	Corner of route 16 and maple, i have seen many tragic accidents over the years.. I use the cut thru as it is a road and I already have blind spots . Or you can't get out	4/5/2022 7:16 AM
133	Maple street/16	4/4/2022 10:29 PM
134	Maple st. Tt 16	4/4/2022 10:29 PM
135	The three way triangle intersections. One reference is North Ave and Northbridge.	4/4/2022 9:16 PM
136	emerson and 16...	4/4/2022 6:33 PM
137	route 16 and providence road and route 16 and maple street	4/4/2022 6:32 PM
138	maple street	4/4/2022 2:22 PM
139	Pot holes on Northbridge street and West Hill Rd	4/4/2022 1:56 PM
140	All along Rt 16	4/3/2022 3:51 PM
141	140 and Hartford ave	4/3/2022 8:35 AM
142	End of Washington weird intersection with Rt 16, coming up from main st	4/3/2022 7:09 AM
143	Millville onto 16, the lights/intersection center of town, Maple onto 16, intersection near the town hall.	4/3/2022 7:07 AM
144	Route 16 & Maple	4/3/2022 3:45 AM
145	Providence Rd & Blackstone St	4/2/2022 9:26 PM
146	Charles River Bank/near Clough Hood Plaza Hood Plaza/Millville road Pop n cork/East Hartford	4/2/2022 12:56 PM
147	Where Maple street meets Hastings st. Very difficult	4/2/2022 9:17 AM
148	The stop sign next to Imperial Gas Station & Maple St going onto Rt. 16	4/2/2022 8:44 AM
149	North Ave and Rt 16	4/2/2022 7:41 AM
150	Rte 16 and Maple Ave.	4/1/2022 7:00 PM
151	North Ave & route 16 Route 16 & Maple St Millville Rd & Rte 16 Turning onto 16 from just about anywhere 140 & Hartford Ave (liquor world intersection)	4/1/2022 5:48 PM
152	North Ave and Rte 16	4/1/2022 3:49 PM
153	Providence/Hartford and the intersection in the middle of town near the Town Hall	3/28/2022 10:23 AM
154	Thornton Street and Rt. 16, Maple Street and Rt. 16	3/26/2022 3:44 PM

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155	1. Maple & Uxbridge Rd. 2. Main & Milford St (Needs left turn lane) 3. Uxbridge Rd & Hartford Ave West	3/26/2022 10:56 AM
156	Main St. @ Route 16, Maple Street @ Route 16, and Millville Rd. @ Route 16 (turning west onto Route 16)	3/26/2022 6:27 AM
157	Town center speeding and not stopping for stop sign at post office	3/25/2022 8:19 PM
158	Rt 16 near Imperial Gas	3/25/2022 4:08 PM
159	North ave / route 16 Maple street merge to route 16	3/25/2022 12:40 PM
160	Millville and 16 Getting out of driveway	3/24/2022 6:52 PM
161	Bellingham St/Hartford Ave Maple St/Rt 16 Hartford Ave/Rt 16 Blackstone St/Providence St	3/24/2022 5:49 PM
162	hartford ave and 140	3/22/2022 7:59 AM
163	North Ave at Rt 16 Providence St at Hartford Ave Hartford Ave at Plain St Hopedale	3/22/2022 7:19 AM
164	Providence Street to Hartford Ave	3/21/2022 10:36 AM
165	Intersection at north ave and Route 16 Intersection at Hartford ave west and route 16 Intersection at maple street and route 16	3/18/2022 1:56 PM
166	maple st to everywhere but especially 16, town center next to town hall, rt 16 intersection, talbot farm intersection, providence intersection, bellingham intersection, park and 16 intersection	3/17/2022 3:04 PM
167	16 & east Hartford Ave. Left at the light in the center of town	3/16/2022 10:28 PM
168	RT 16 and Maple St	3/16/2022 6:05 PM
169	Maple Street Hastings North street light near Clough Intersection in front of Police station Intersection near Country Store	3/15/2022 8:51 PM
170	At 16 and North/Main + 3-way at town center	3/15/2022 2:02 PM
171	maple street/16/washington street	3/15/2022 9:58 AM
172	Please please put in turn lanes at the intersection of route 16 and North Ave. Additionally, the turn from Maple St onto Rt 16 should be addressed.	3/15/2022 3:03 AM
173	Intersection rt16 & North Ave Intersection rt140 & Hartford Ave E Parents doing pick-up at Clough Turning out of Dunks or Imperial Gas by Millville St	3/14/2022 10:40 PM
174	Hartford Ave to providence, Hartford Ave to route 16 by way of the town center - no lights and awful to get on	3/14/2022 9:29 PM
175	Maple street going onto Hastings st, The 4 way where the lights are, between north Ave and Hastings st, (route 16), Millville Rd coming onto Hastings, and Northbridge st coming onto North Ave	3/14/2022 7:22 PM
176	Rt 16 and North Ave Needs left turn lanes!	3/14/2022 7:10 PM
177	Providence st/ Hartford Ave east	3/14/2022 4:55 PM
178	Route 16 and the merge of Maple Street. I think Maple should be one way headed east.	3/14/2022 4:03 PM
179	Washington St/16, North Ave and Main St/16 the intersection of Maple and Main. Many cars/trucks do not stop going south on Main.	3/14/2022 3:36 PM
180	Hartford ave east / west turn off and Washington street to rte 16	3/14/2022 2:48 PM
181	Main and Hastings	3/14/2022 2:30 PM
182	Intersection of Emerson St, Washington St, Maple St, and Route 16. One death this year.	3/14/2022 2:05 PM
183	The center to rt 16, especially at rush hour	3/14/2022 1:51 PM
184	16/Millville Main/Maple Maple/16 North/16	3/14/2022 1:29 PM
185	1.Intersection of Cape Rd/Rte 140 at the lights with turning trucks 2. Intersection of Rte 16/North Ave lights should be 2 lanes with turning lane 3. Intersection Maple St/Rte	3/14/2022 1:10 PM

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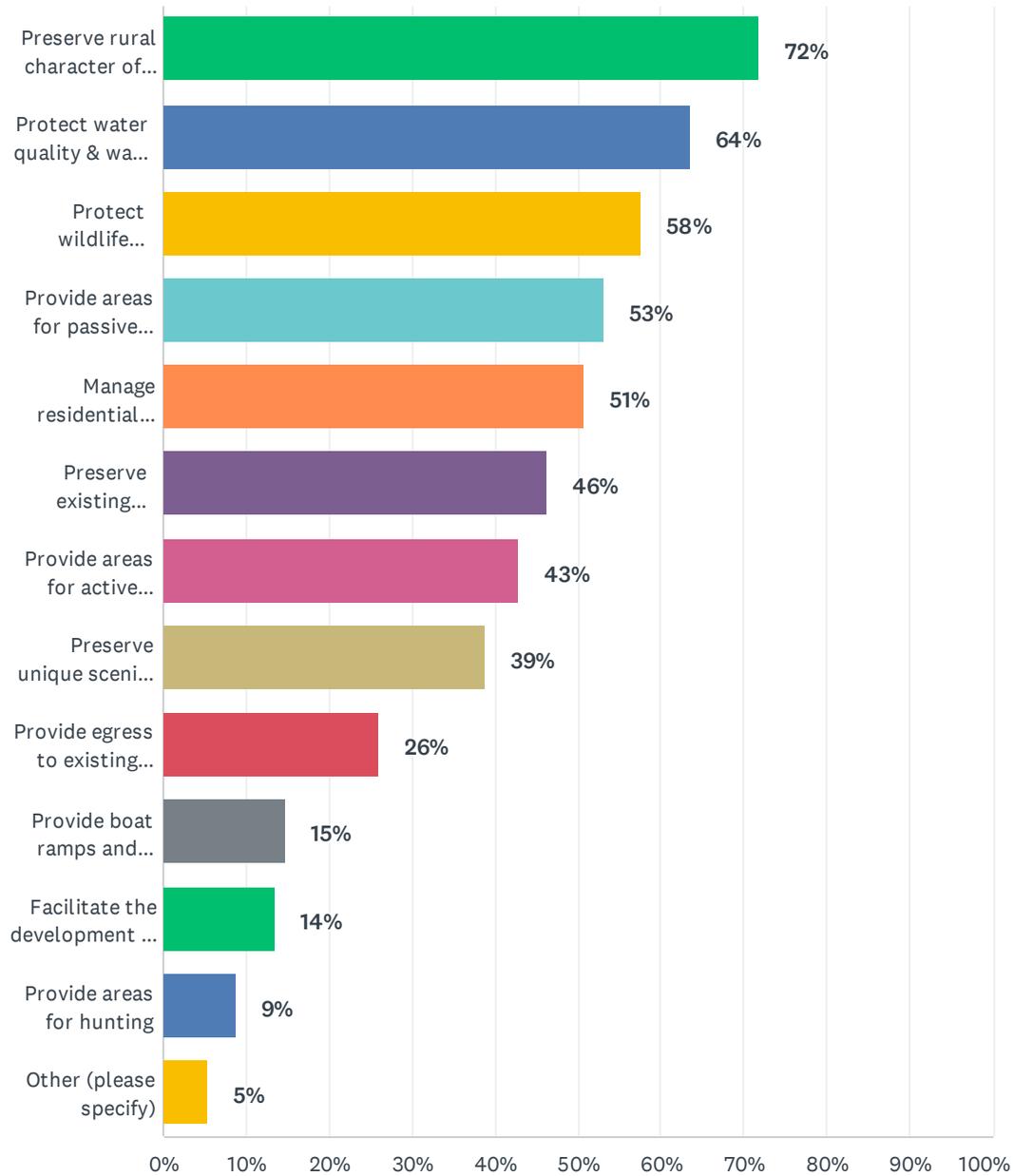
16/Washington St - dangerous intersection		
186	rt 16 during rush hour. it was not built for the amount of traffic it now gets.	3/14/2022 12:52 PM
187	Miscoe Road needs to be fully repaired once his house is complete. The road conditions are beyond repair. Maple Street and Rt 16 Main St and Rt 16	3/14/2022 12:16 PM
188	Intersection near pop n kork	3/14/2022 12:13 PM
189	Maple st. To route 16, have been opting to go to the lights then left onto route 16 for years	3/14/2022 12:00 PM
190	Maples Street/Route 16 is incredibly dangerous	3/14/2022 12:00 PM
191	Millville Rd to Route 16	3/14/2022 12:00 PM
192	Milford st at Main st	3/14/2022 11:59 AM
193	Main St./Rte 16 light is awful. The median should be removed to all two lanes - a left turn lane only would help. Also Maple St./Rte 16. We need another light on Rte. 16 near Imperial to slow down the traffic so motorists can enter Rte. 16 without taking their life in their hands.	3/14/2022 11:57 AM
194	Hartford Ave W and Route 16. It is almost impossible to turn left on to 16 and it's very dangerous. There needs to be a light at 16 for safety.	3/14/2022 11:51 AM
195	Washington St, Emerson Rd, Rte 16 Blackstone St and Main St Millville Rd and Rte 16	3/14/2022 11:51 AM
196	Providence and Hartford, rte 16	3/14/2022 11:49 AM
197	Maple / RT16 Main/North	3/14/2022 11:23 AM
198	North Ave/rt16	3/14/2022 11:17 AM
199	Providence and Hartford	3/14/2022 10:10 AM
200	Maple Street & Rt. 16 - avoid at all costs	3/14/2022 6:25 AM
201	Route 16, Emerson, Washington and Maple intersection.	3/14/2022 5:43 AM
202	Hastings and elm. Hastings and millville	3/14/2022 3:10 AM
203	maple & hastings, washington & hastings	3/14/2022 2:39 AM
204	Maple Street/Rt 16, Millville Rd/Rt 16	3/13/2022 11:54 PM
205	maple and uxbridge rd	3/13/2022 10:46 PM
206	Turning onto 16 from Maple, Washington (left and right), lights at North and Hastings, turning onto Millville Rd from 16 and Emerson/Washington across Rte 16	3/13/2022 9:47 PM
207	Emerson and rt 16	3/13/2022 8:50 PM
208	Center of town (intersection of North Ave/Main St and Rte. 16; Rte 16 and Maple St; Rte 16 and Millville St.	3/13/2022 8:10 PM
209	4 way intersection Hartford ave (lamberts) (pop and cork) 18 wheelers can not make that turn in any direction not enough room and a green arrow is needed.	3/13/2022 6:51 PM
210	Millville rd/16. Maple/16. Hartford w./16	3/13/2022 5:42 PM
211	Maple St & Rt 16	3/13/2022 5:12 PM
212	Route 16 is very scary around imperial and hood plaza.	3/13/2022 4:25 PM
213	Providence St at intersection of Hartford East is highest priority, then the intersection at town hall	3/13/2022 4:13 PM
214	Hartford Ave and Providence street needs a light.	3/13/2022 4:10 PM
215	Rt 16 and maple st, Rt 16 and Hartford Ave north	3/13/2022 3:56 PM
216	Washington St with Route 16, Blackstone St near police station	3/13/2022 3:48 PM
217	george/providence. hastings st. rte 16/hastings, all of route 16. rte 140/hartford ave east...	3/13/2022 3:39 PM
218	By pop n kork/hopedale light	3/13/2022 11:52 AM

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219	All along Hartford Ave East	3/12/2022 8:40 PM
220	Rt 16/North Ave Cape Rd/Hartford Ave East	3/12/2022 5:26 PM
221	Neck hill rd and Hartford ave Hartford ave and plain st 140 and Hartford ave!!	3/12/2022 2:36 PM
222	Hartford Ave and Rt 140 (Pop and Kork intersection)	3/12/2022 1:49 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



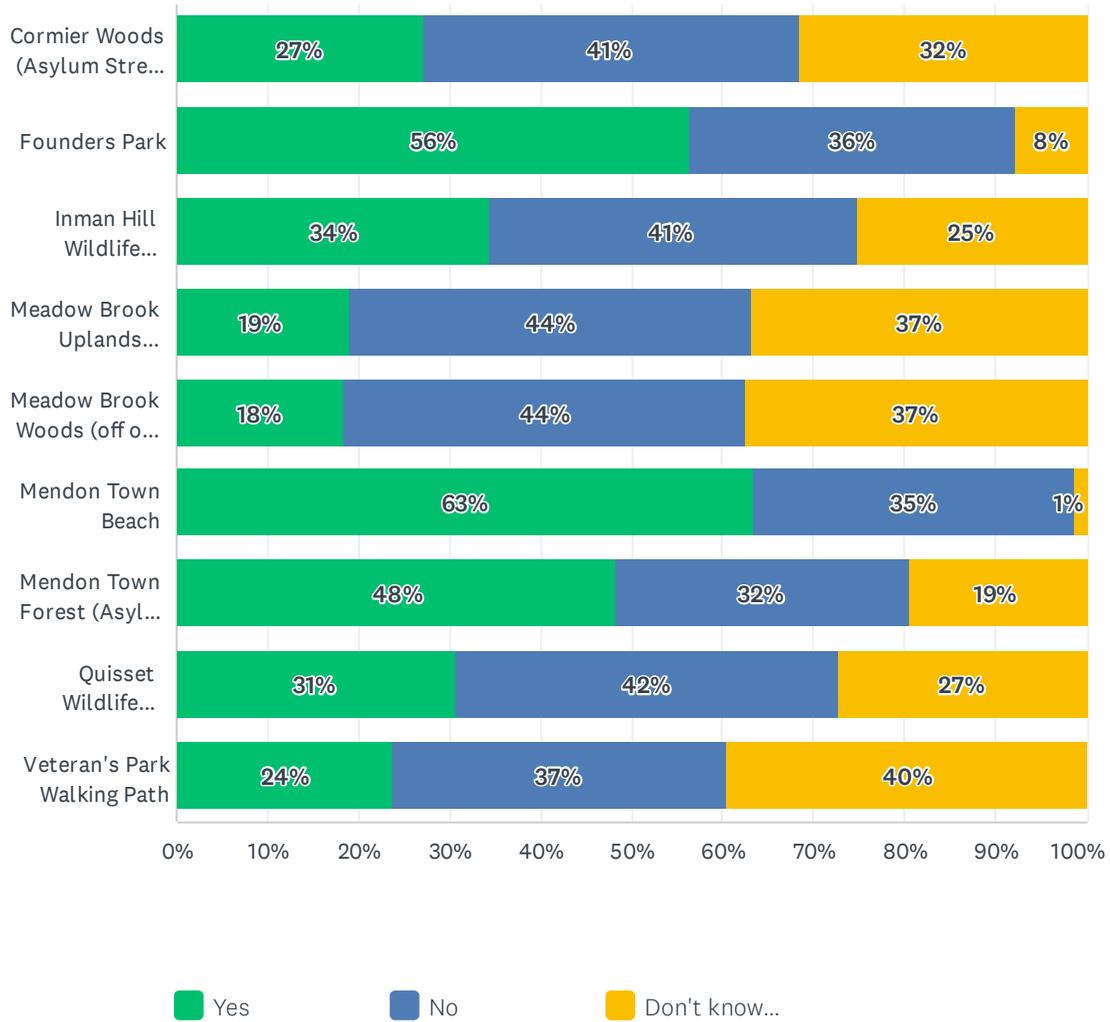
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ANSWER CHOICES	RESPONSES
Preserve rural character of the town	72% 191
Protect water quality & water resources	64% 169
Protect wildlife habitats of flora and fauna	58% 153
Provide areas for passive recreation (i.e. hiking, horseback riding, snowshoeing)	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



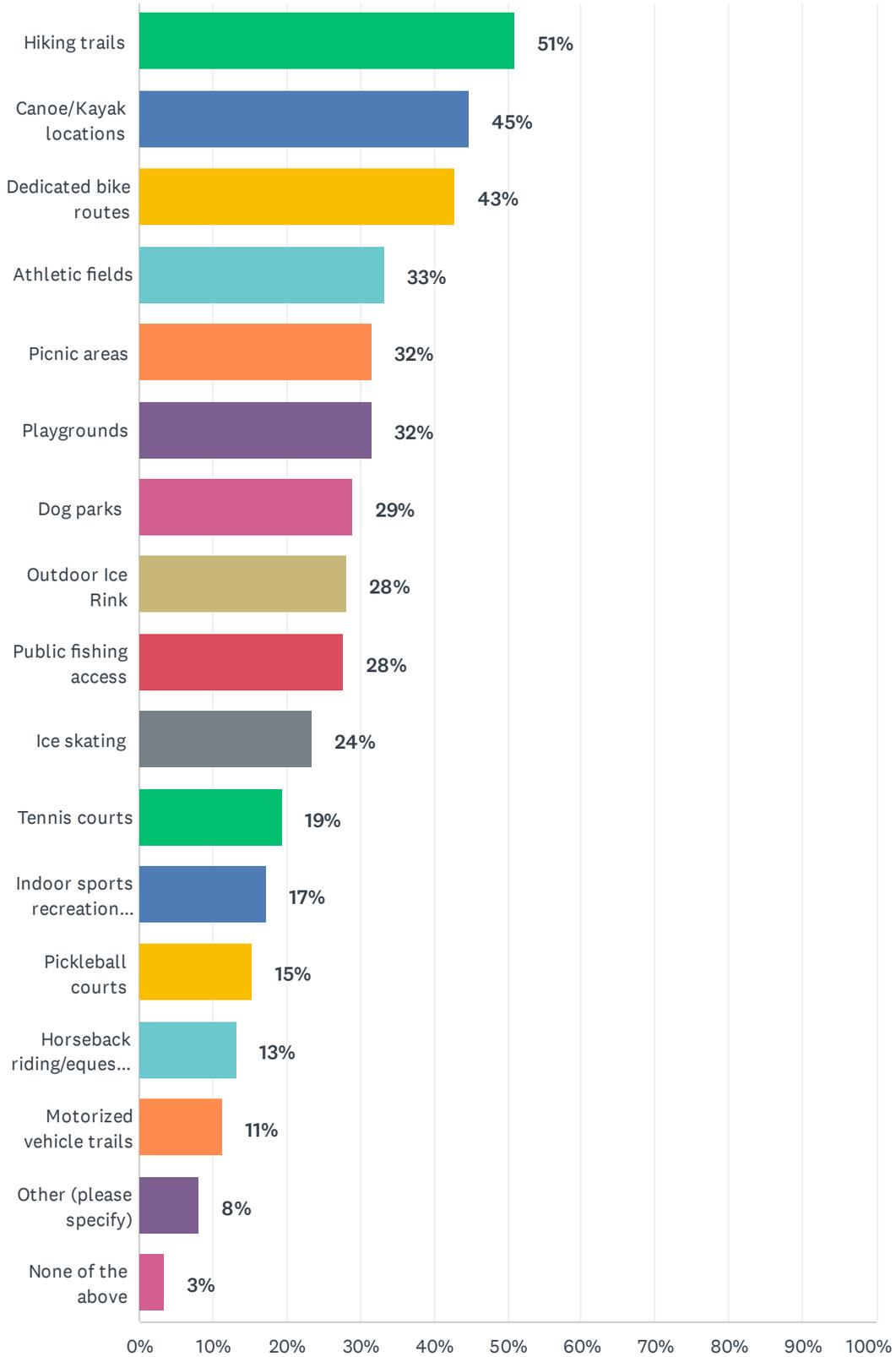
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	YES	NO	DON'T KNOW ABOUT IT	TOTAL	WEIGHTED AVERAGE
Cormier Woods (Asylum Street Trailhead or Chapin Street Trailhead)	27% 70	41% 106	32% 81	257	0.00
Founders Park	56% 144	36% 91	8% 20	255	0.00
Inman Hill Wildlife Conservation Area (Inman Hill Road 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

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ANSWER CHOICES	RESPONSES	
Hiking trails	51%	132
Canoe/Kayak locations	45%	116
Dedicated bike routes	43%	111
Athletic fields	33%	86
Picnic areas	32%	82
Playgrounds	32%	82
Dog parks	29%	75
Outdoor Ice Rink	28%	73
Public fishing access	28%	72
Ice skating	24%	61
Tennis courts	19%	50
Indoor sports recreation facilities	17%	45
Pickleball courts	15%	40
Horseback riding/equestrian trails	13%	34
Motorized vehicle trails	11%	29
Other (please specify)	8%	21
None of the above	3%	9
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

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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

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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

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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

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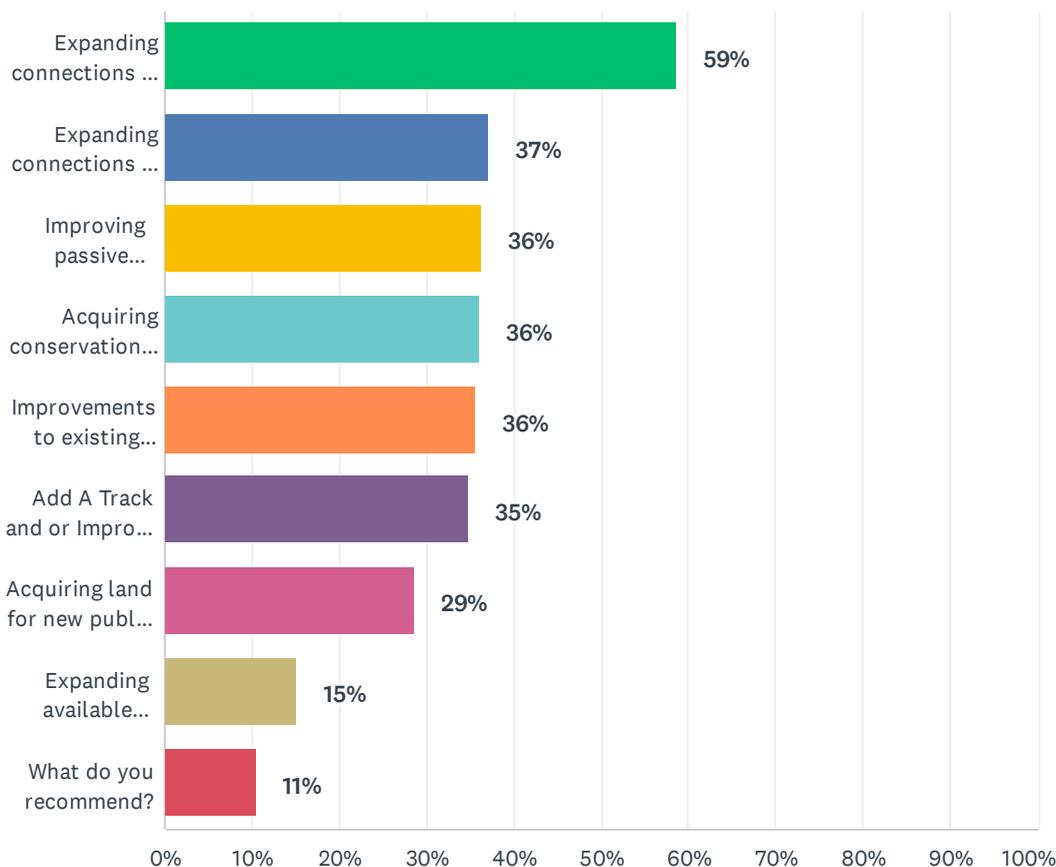
104	Yes. Turf fields	4/2/2022 12:59 PM
105	Douglas state park. It's accessible and doesn't feel like we are walking on privately owned land.	4/2/2022 9:22 AM
106	Walking trails, trails that are level and safe, like the Hopedale Park Lands or Blackstone River and Canal Heritage State Park. I'd like to 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 access 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

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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		

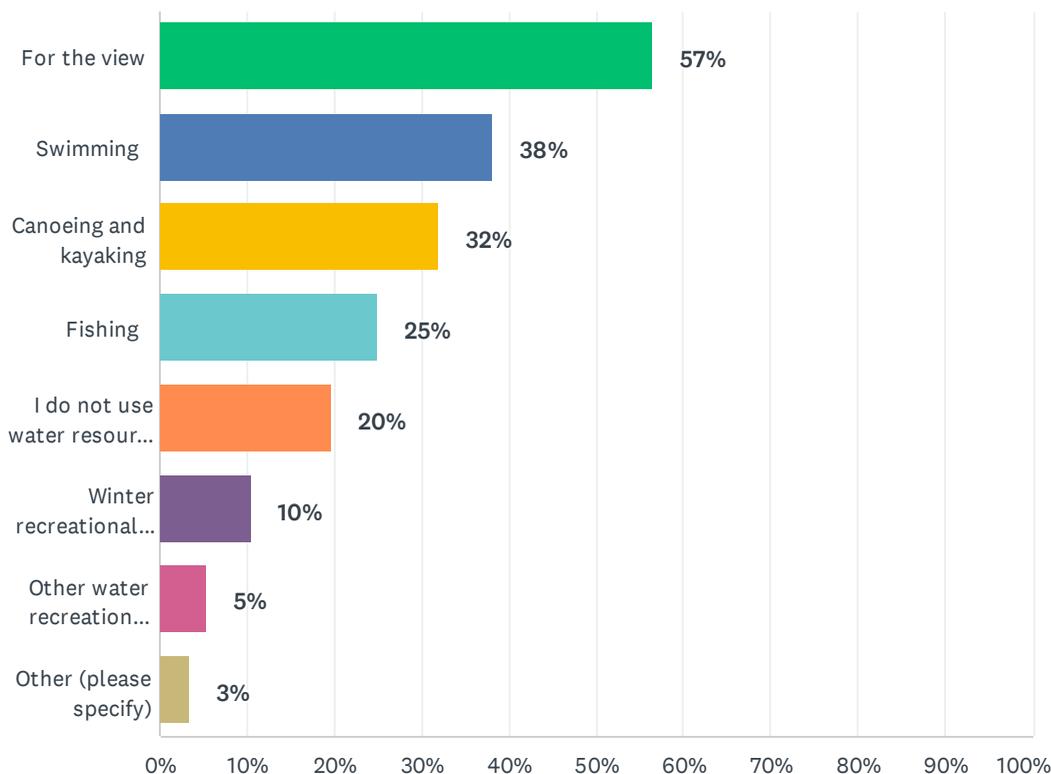
#	WHAT DO YOU RECOMMEND?	DATE
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1	Organized Pickleball instruction and games	5/15/2022 4:41 PM
2	Deal with Lake Nipmuc Issues.	5/15/2022 2:02 PM
3	The ball fields at Miscoe should be redone especially the softball field. The whole track area should be 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

Q21 How do you use the local water sources (lakes or other bodies of water) in Mendon? Check all that apply.

Answered: 260 Skipped: 25



ANSWER CHOICES	RESPONSES	
For the view	57%	147
Swimming	38%	99
Canoeing and kayaking	32%	83
Fishing	25%	65
I do not use water resources like lakes, ponds and streams	20%	51
Winter recreational activities	10%	27
Other water recreation activities	5%	14
Other (please specify)	3%	9
Total Respondents: 260		

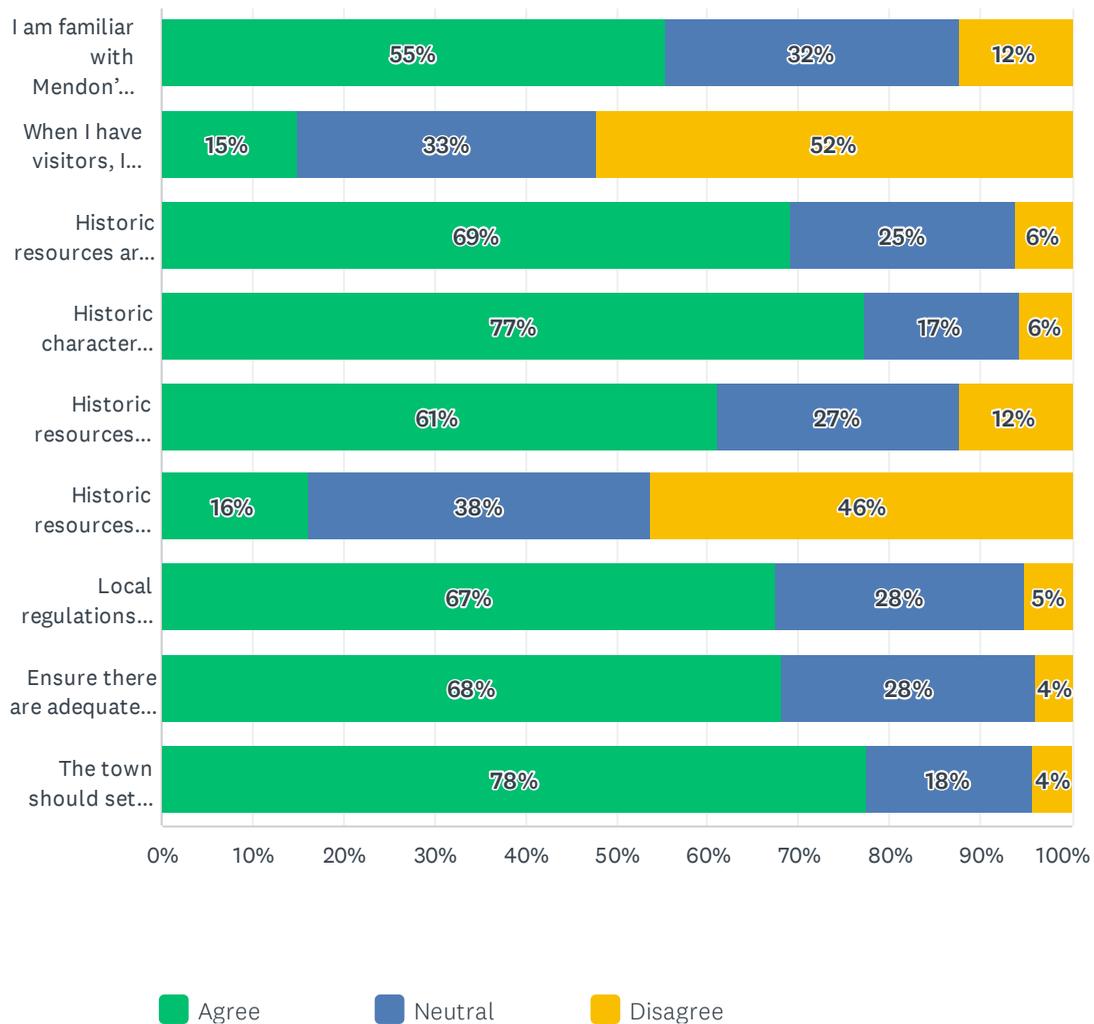
#	OTHER (PLEASE SPECIFY)	DATE
1	Use these water resources with family and friends	5/30/2022 12:41 PM
2	Do not use as much as I did in my younger years	5/15/2022 4:41 PM
3	I could use a boat! or a kayak ..or a canoe ... something that floats.	5/9/2022 10:00 AM

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4	Town beach for events like library boat race	5/3/2022 8:08 AM
5	My kids used to participate in the summer swimming lessons, but they've aged out. There seems to be more alerts over the last several years re: water passing the appropriate safety and health tests	4/16/2022 4:42 PM
6	I live on box pond. Would love to use it but it's dirty and there's no access	4/3/2022 8:41 AM
7	Again, you need better public access to binoculars lake. Hard to feel welcome bring kayaks out. Feels private and not marked well.	4/2/2022 9:22 AM
8	Sup	3/21/2022 4:46 PM
9	Although I do not use local water sources, I believe they are important for all of the above.	3/14/2022 3:43 PM

Q22 Do you AGREE, feel NEUTRAL, or DISAGREE with each of the following statements about Mendon's historic assets?

Answered: 262 Skipped: 23

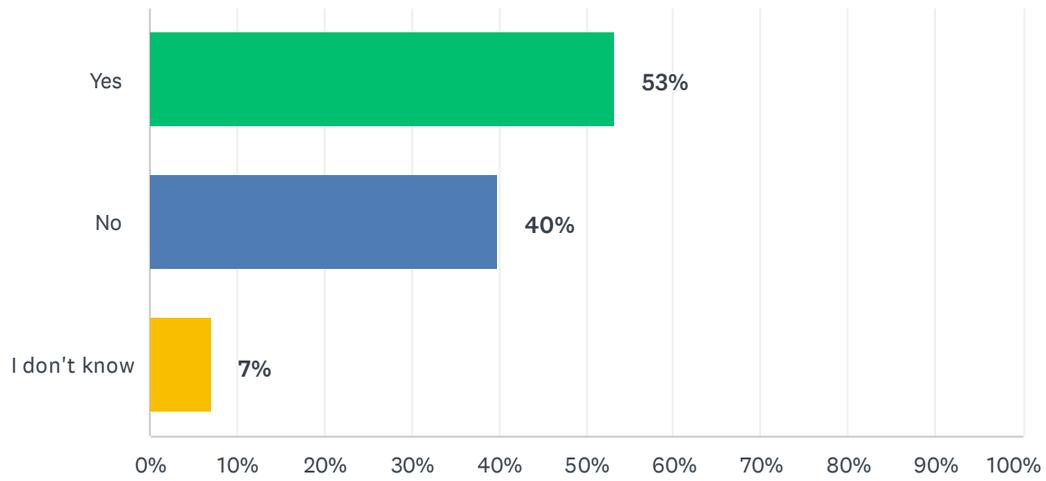


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	AGREE	NEUTRAL	DISAGREE	TOTAL
I am familiar with Mendon's cultural and historic assets, such as its historic buildings, districts, cemeteries, and other heritage resources.	55% 145	32% 85	12% 32	262
When I have visitors, I take them to visit historic places in my community.	15% 39	33% 86	52% 136	261
Historic resources are an essential part of Mendon's character (e.g. historic buildings, monuments, districts).	69% 179	25% 64	6% 16	259
Historic character should be protected when new development takes place or when historic buildings are renovated.	77% 201	17% 44	6% 15	260
Historic resources deserve financial support from the town's government (e.g. tax incentives, Community Preservation Act funds).	61% 159	27% 69	12% 32	260
Historic resources should be paid for by property owners alone, without additional help from the town's government.	16% 41	38% 96	46% 118	255
Local regulations should protect certain historic resources (e.g. Local Historic District).	67% 174	28% 71	5% 13	258
Ensure there are adequate cultural opportunities for Mendon residents of all ages and abilities.	68% 175	28% 72	4% 10	257
The town should set aside funding for annual maintenance of historic town-owned properties, buildings, and public places.	78% 201	18% 47	4% 11	259

Q23 Are you familiar with the Community Preservation Act?

Answered: 259 Skipped: 26



ANSWER CHOICES	RESPONSES	
Yes	53%	138
No	40%	103
I don't know	7%	18
TOTAL		259

Q24 The Town of Mendon has Community Preservation Act (CPA) funds to spend on the categories below. Please rank the following allowable uses of the CPA funds from most important to least important to you.

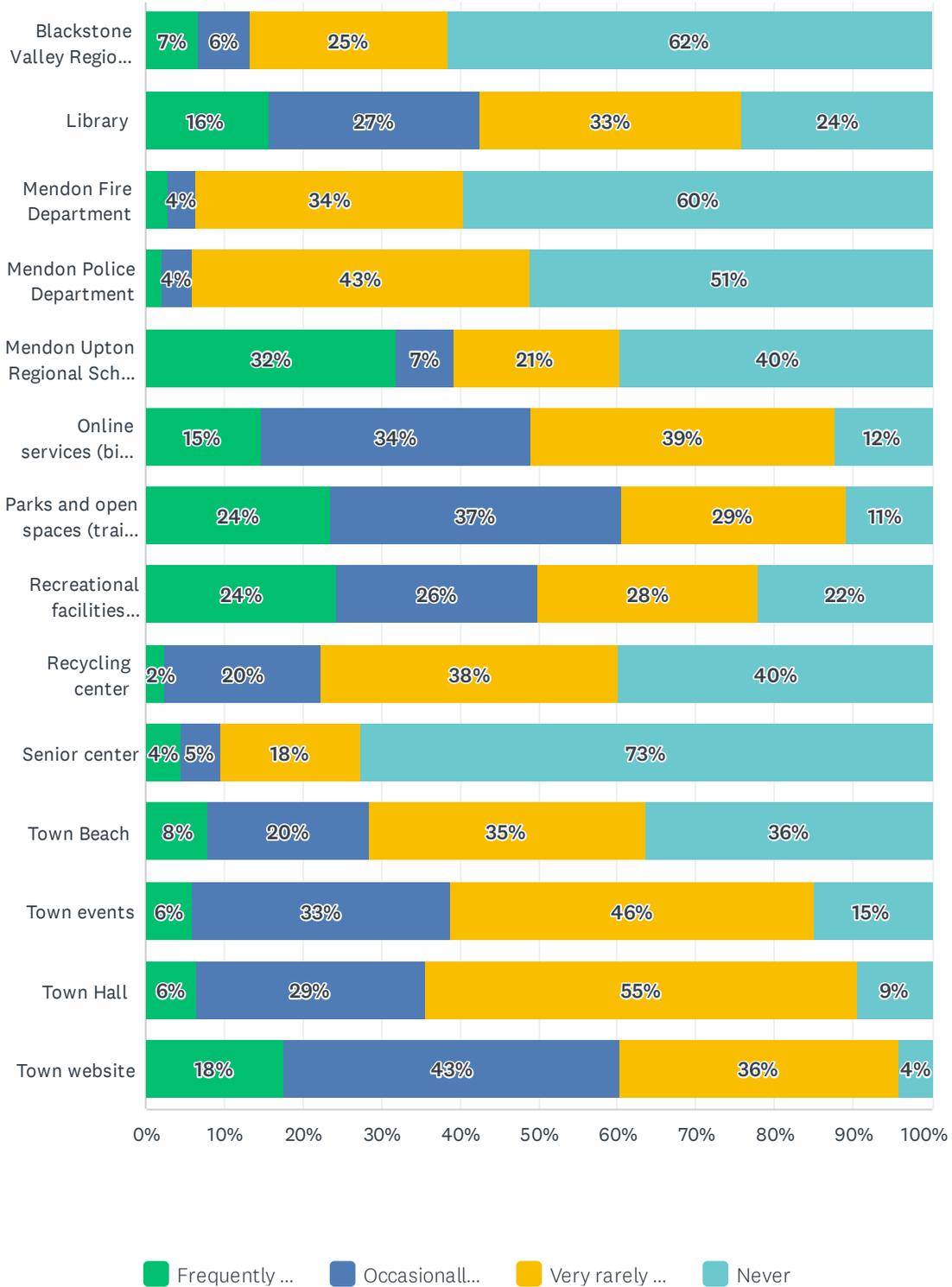
Answered: 251 Skipped: 34



	1	2	3	4	TOTAL	SCORE
Open Space (Acquire, Create, Preserve)	36% 90	35% 86	21% 52	8% 20	248	2.99
Historic (Acquire, Preserve, Rehabilitate/Restore)	21% 52	27% 66	37% 91	15% 36	245	2.55
Recreation (Acquire, Create, Preserve, Rehabilitate/Restore)	35% 86	30% 74	25% 63	10% 25	248	2.89
Affordable Housing (Acquire, Create, Preserve)	8% 20	9% 22	16% 40	66% 162	244	1.59

Q25 How often do you or your household use the following services and facilities?

Answered: 253 Skipped: 32



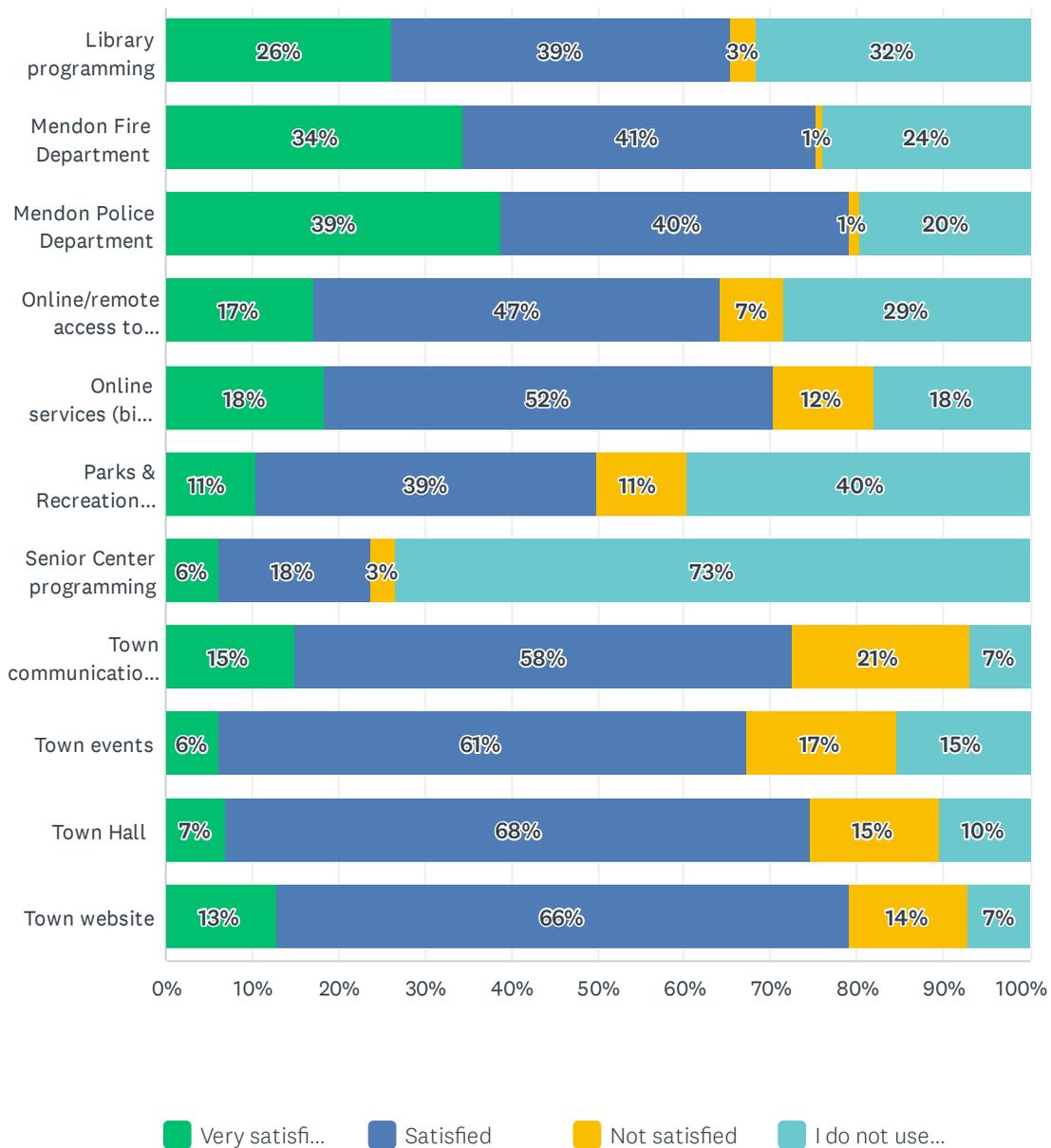
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	FREQUENTLY (DAILY OR WEEKLY)	OCCASIONALLY (ONCE A MONTH)	VERY RARELY (ONCE EVERY FEW MONTHS)	NEVER	TOTAL	WEIGHTED AVERAGE
Blackstone Valley Regional School buildings and grounds	7% 17	6% 16	25% 63	62% 154	250	3.42
Library	16% 39	27% 67	33% 83	24% 60	249	2.66
Mendon Fire Department	3% 7	4% 9	34% 86	60% 150	252	3.50
Mendon Police Department	2% 5	4% 10	43% 108	51% 129	252	3.43
Mendon Upton Regional School buildings and grounds	32% 80	7% 18	21% 53	40% 99	250	2.68
Online services (bill pay, permitting, registrations, etc.)	15% 37	34% 86	39% 97	12% 31	251	2.49
Parks and open spaces (trails, town forest, etc.)	24% 59	37% 93	29% 72	11% 27	251	2.27
Recreational facilities (playgrounds, athletics fields and courts)	24% 61	26% 64	28% 70	22% 55	250	2.48
Recycling center	2% 6	20% 49	38% 93	40% 98	246	3.15
Senior center	4% 11	5% 13	18% 44	73% 181	249	3.59
Town Beach	8% 20	20% 51	35% 88	36% 91	250	3.00
Town events	6% 15	33% 82	46% 115	15% 37	249	2.70
Town Hall	6% 16	29% 72	55% 136	9% 23	247	2.67
Town website	18% 44	43% 107	36% 89	4% 10	250	2.26

#	OTHER (PLEASE SPECIFY)	DATE
1	We have only been here a year (and it's been a busy year) so this is subject to change.	4/29/2022 7:42 PM
2	board of Assessor's database	4/7/2022 1:27 PM
3	I've lived in Mendon for seven years. I don't use the town website to pay bills because it never works	4/3/2022 8:51 AM
4	Town website needs to provide more info	3/12/2022 8:49 PM

Q26 How satisfied are you with town services?

Answered: 252 Skipped: 33



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	VERY SATISFIED	SATISFIED	NOT SATISFIED	I DO NOT USE THIS SERVICES	TOTAL	WEIGHTED AVERAGE
Library programming	26% 65	39% 98	3% 7	32% 79	249	2.40
Mendon Fire Department	34% 86	41% 102	1% 2	24% 60	250	2.14
Mendon Police Department	39% 97	40% 100	1% 3	20% 49	249	2.02
Online/remote access to meetings	17% 43	47% 117	7% 18	29% 71	249	2.47
Online services (bill pay, permitting, registrations, etc.)	18% 46	52% 129	12% 29	18% 45	249	2.29
Parks & Recreation programming	11% 26	39% 97	11% 26	40% 98	247	2.79
Senior Center programming	6% 15	18% 44	3% 7	73% 182	248	3.44
Town communication to residents	15% 37	58% 143	21% 51	7% 17	248	2.19
Town events	6% 15	61% 151	17% 43	15% 38	247	2.42
Town Hall	7% 17	68% 168	15% 37	10% 26	248	2.29
Town website	13% 32	66% 165	14% 34	7% 18	249	2.15

#	IF YOU ARE UNSATISFIED WITH ANY SERVICES, HOW COULD THEY BE IMPROVED?	DATE
1	Paying bills online should not include a fee	6/21/2022 7:00 PM
2	Needs to be kept updated	5/23/2022 12:45 PM
3	Town Boards post minutes online many months after meeting takes place. Would like to see greater effort by town to communicate board meetings via Town Crier "upcoming meetings & topics" calendar so all can see what issues are to be covered, along with an email sign up link to town website show residents where to sign up for future notifications about this/that board. I have lived in Mendon for nearly 18 years and only learned of this option about 6 months ago by word of mouth - better communication needed	5/17/2022 7:33 PM
4	I hope, with COVID dying down, there can be more fun, unifying town events	5/11/2022 5:57 PM
5	The town website is hard to navigate and some things are hard. It looks like it was developed 15 years ago.	5/10/2022 10:11 PM
6	For the expensive taxes we pay in town, some of the town employees could be more polite.	5/10/2022 8:31 PM
7	agenda for town meetings many times is not updated & the minutes to a meeting should be posted 48 hours after they have been accepted	5/9/2022 1:33 PM
8	Find a new web designer	5/6/2022 1:54 PM
9	Town events. Could be better advertising. Need more variety, better places for group activities: art shows, 4-H clubs, picnic areas.	5/4/2022 10:14 AM
10	Regular business hours at the town hall would be great. Monday-Friday and 1 night until 7pm so working people can get their business done.	5/3/2022 1:46 PM
11	I would like to see more town events and programming aimed at connecting youth and adults/seniors. I also think we could better utilize resources, buildings and local expertise to meet needs of our community members.	5/3/2022 8:19 AM

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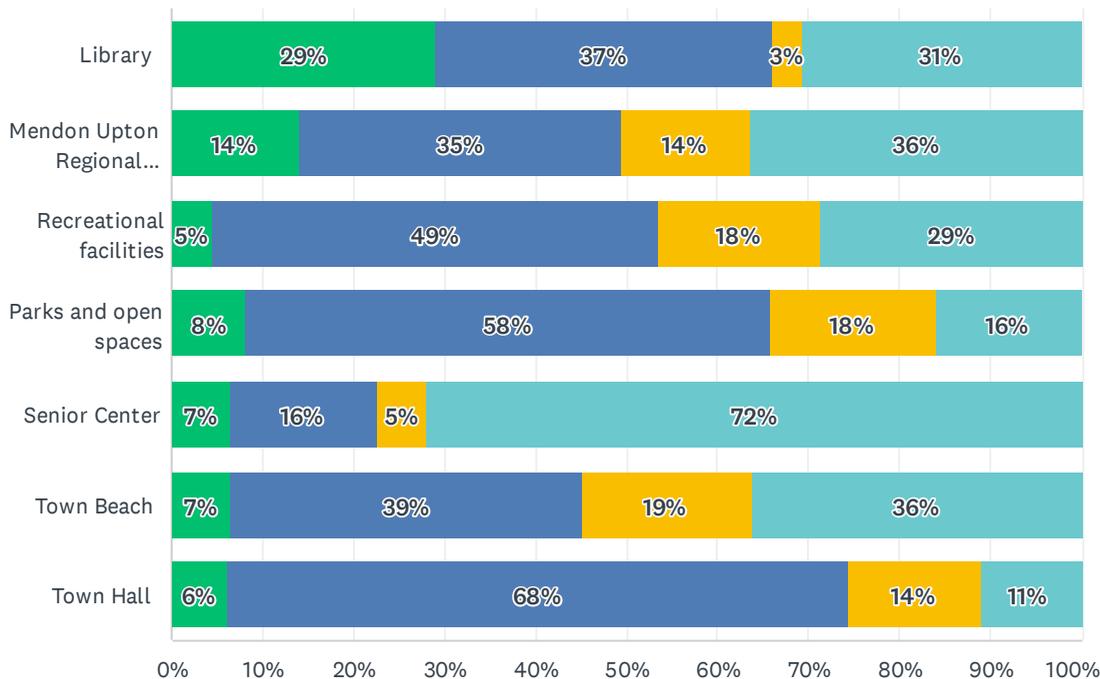
12	Online bill pay for excise tax didn't work the first time - not sure if that was a glitch or something. It's much more convenient to be able to do it online. Even though I work from home, my work is so busy I rarely have time to step away for even 15-20 minutes.	4/29/2022 7:42 PM
13	Online bill pay should not require a charge per transaction	4/23/2022 9:18 AM
14	Better access and over all better communication and information with the citizens.	4/20/2022 9:01 PM
15	all building codes and rules should be online	4/19/2022 7:10 PM
16	I think the fire department was neglected for too long. Getting the fire chief was a step in the right direction and things are improving but they need more support (staff, trucks, response time, etc).	4/19/2022 6:27 PM
17	Online billing should not use unipay.	4/19/2022 11:27 AM
18	Bill pay online	4/19/2022 11:21 AM
19	A better, easier online payment system.	4/19/2022 11:07 AM
20	Consistent Availability of town hall employees to provide services as needed Building permits Trash stickers Saturday dump	4/17/2022 7:34 PM
21	Despite bumping up the public safety budget in recent years, I continue to worry about our ability to save buildings from a fire without town water/few fire hydrants. My heart broke when the beautiful historic house on North Ave burnt to the ground several years ago. If we can't save a house so close to the road, there is no chance for some of the remote areas of town.	4/16/2022 4:53 PM
22	Need better communication between town to residents outside of events	4/13/2022 12:11 PM
23	Tough to get information. Seems like you have to go looking for it!	4/12/2022 12:01 PM
24	Communication is a weak link in the community--from a cumbersome web site to little announced in the Upton Mendon Town Crier (more after the fact reporting) and email sooooo underused--let alone a town newsletter via email would be beneficial.	4/8/2022 9:43 PM
25	Communication and outreach can be difficult through website or social media. Maybe a message board to post updated meetings, agendas, SURVEYS etc.	4/5/2022 3:33 PM
26	I'm not sure what "Town Events" are happening. I am not aware of them.	4/5/2022 5:38 AM
27	fund the library and repair the town hall	4/4/2022 7:12 PM
28	I'd like to be able to pay trash online	4/4/2022 2:09 PM
29	It seems almost impossible to speak to someone regarding but not limited to building permits and inspections and board of health inquiries.	4/4/2022 8:27 AM
30	The website to pay excise tax etc. never works. I've lived here for 7 years and every year there's a problem	4/3/2022 8:51 AM
31	It tends to be closed a lot. I have gone in on open days and they are closed. We need to upgrade our existing trails with good maps and trail markers and areas for winter sports like cross country skiing and snow shoeing.	4/3/2022 7:26 AM
32	I'm tired of the town budget and school fighting. Grow up	4/2/2022 1:06 PM
33	Why are the voting results not added to the website?	3/29/2022 9:33 AM
34	There should be no transaction charges for online bill pay.	3/26/2022 6:40 AM
35	I love the alerts, but wish there was a way to just get a text as opposed to a phone call and then a text. The online fees for bill paying are a little ridiculous, too.	3/22/2022 8:10 AM
36	I use the Milford Senior Center for Fitness programs. It is large enough to hold these events. Mendon is not.	3/22/2022 7:39 AM
37	Town needs work	3/16/2022 6:18 PM
38	As some one who has three small children in Mendon, I would like to see something like EMC Park in Hopkinton put into mendon. I like the large play ground and fields.	3/16/2022 9:07 AM
39	Town website could use a user friendly format and no additional fees for paying online.	3/15/2022 9:05 PM

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40	Town hall is confusing. Departments hours are sporadic and there seem to be a lot of people with very specific jobs.	3/15/2022 3:18 AM
41	Remote access to meetings is hit or miss re: sound quality Hours that town hall is available to public are ridiculous. Visiting town hall to conduct business means taking time off from work. Town hall seems to be an efficiency nightmare! Way over staffed by people who aren't cross-trained or willing to do anything else. (Go to 1 window to pay a bill and then come back to this window with a stamped paper that says you did it). Automate all of it and get rid of townhall staff	3/14/2022 11:03 PM
42	Town hall needs updating in structure and operations. Better communication to residents for recreational events.	3/14/2022 10:03 PM
43	The police should have more staff to monitor the speed limits. Cars speed through the center of town making it difficult to get across the street. The same happens on Millville, Providence, etc. Speed limits are merely taken as suggestions not law.	3/14/2022 4:02 PM
44	Need more town park programs and sports for kids - midway has a great program we could learn from Fire Department is understaffed and needs a new facility.	3/14/2022 2:54 PM
45	I dislike the fact that the Police Dept building is not staffed 24 hours/day	3/14/2022 12:12 PM
46	Respond to residents in timely manner and have regular hours at the town hall as they are rarely there	3/14/2022 12:07 PM
47	Very few town events	3/14/2022 3:22 AM
48	Some board meeting minutes are not up to date. Online services for bill paying by credit card are too expensive.	3/14/2022 2:52 AM
49	Website needs more frequent updating and improved community outreach/social media presence.	3/13/2022 8:57 PM
50	The fee to pay taxes online is excessive.	3/13/2022 6:47 PM
51	Please make it possible to pay for trash service online. Or, consider bundling this cost into property taxes to simplify the process for residents.	3/13/2022 4:27 PM
52	*town hall needs consistent staffing so i can buy trash stickers, etc, not be delayed a week for building permit if admin is out...etc. for example *town definitely lacks events....need to bring community together more with farmers markets, a town common would help! walking trails/gazebo....etc.	3/13/2022 3:51 PM
53	Town Boards and Committees need to update their minutes on a regular basis. Clean up and update their individual web pages.	3/12/2022 2:05 PM

Q27 How satisfied are you with town facilities?

Answered: 249 Skipped: 36



■ Very satisfi...
 ■ Satisfied
 ■ Not satisfied
 ■ I do not use...

	VERY SATISFIED	SATISFIED	NOT SATISFIED	I DO NOT USE THIS FACILITY	TOTAL	WEIGHTED AVERAGE
Library	29% 70	37% 89	3% 8	31% 74	241	2.36
Mendon Upton Regional Schools	14% 35	35% 87	14% 35	36% 90	247	2.73
Recreational facilities	5% 11	49% 118	18% 43	29% 69	241	2.71
Parks and open spaces	8% 20	58% 142	18% 45	16% 39	246	2.42
Senior Center	7% 16	16% 39	5% 13	72% 175	243	3.43
Town Beach	7% 16	39% 95	19% 46	36% 89	246	2.85
Town Hall	6% 15	68% 166	14% 35	11% 27	243	2.30

#	IF YOU ARE UNSATISFIED WITH ANY TOWN FACILITIES, HOW COULD THEY BE IMPROVED?	DATE
1	Town beach needs improvement And upkeep of beach, tables, play area, and overall beach appeal.	5/23/2022 4:12 PM

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2	Updates and maintenance for starters.	5/23/2022 2:46 PM
3	Most of the Town facilities could use improvement but funds to do so are not always at our fingertips With as many Seniors now live in Mendon, the Sr Center could use improvement sooner than later	5/15/2022 5:05 PM
4	Town beach improvements need to be made.	5/11/2022 5:47 PM
5	the school departments should have a balanced budget every year and not ask residents for overrides	5/9/2022 1:33 PM
6	I feel like I live in a depressed area whenever I look at the condition of the Condition town hall.	5/5/2022 8:26 PM
7	Senior center: not aware of the activities offered to recently retired active seniors. Facilities are small. Town beach: seems to be used by summer kids and no quiet time Open space is good. But need other areas for tennis, etc.	5/4/2022 10:14 AM
8	I appreciate the work the Miscoe Cares group is doing at the middle school, but there are some things that need attention from the town. It is an old building and in order to have the kids respect the space, there needs to be pride in it. The other schools are in very good shape. I think there needs to be signage and parking associated with the open spaces, so people will use them.	5/3/2022 8:19 AM
9	Miscoe hill needs a major facelift. Town hall needs a lot of love as well - inside and out. She's looking sad next to new police station.	4/30/2022 9:50 AM
10	Miscoe school needs to be thoughtfully upgraded.	4/30/2022 6:40 AM
11	The town hall seems like it could really use some renovation (especially when it's next to the massive, shiny police station...)	4/29/2022 7:42 PM
12	The track at Miscoe is embarrassing. It is the only track for the entire school system. It needs to be redone.	4/28/2022 10:15 PM
13	School sports fields need improvement	4/23/2022 9:18 AM
14	Update them. Better parking and easier access with public sidewalks. Event boards and month events organized to bring the community together.	4/20/2022 9:01 PM
15	School fields need improvement	4/19/2022 7:10 PM
16	Middle school is antiquated and needs major renovating or new building. Frankly, it is old and gross. We need lights at the baseball fields, and better town maintenance of the mounds, infields and park grounds. The Nipmuc youth baseball raises so much funds for improvements, but the town needs to do more. Tennis courts need updating and we need more than 2 courts. The Mendon town beach- the water always has Bactria in it, and we have no winter activities like ice skating. We need an indoor recreation facilities, to have indoor recreation and indoor skating). The senior center looks small and feels like a trailer, like an after thought. We need to make it bigger, and more inviting. The outdoor gazebo is so tiny there. Town hall just needs updating and to be more user friendly.	4/19/2022 6:27 PM
17	Miscoe, this school is falling apart.	4/19/2022 12:29 PM
18	Parking lots at ball fields are poor	4/19/2022 11:21 AM
19	would like senior center to be used in the evenings - in addition to daytime use.	4/19/2022 11:19 AM
20	The beach could be a lot bigger. It's kind of a joke!	4/19/2022 11:17 AM
21	The town beach has become a popular spot with cheap entrance fees. Maintain the landscape, gardens. Are the swings and riding toys ever used? If not, remove them and free up some space for patrons?	4/19/2022 11:13 AM
22	Town Hall needs to be restored but I think that's in the works. Senior Center could be so much better. It should be modeled after the Medfield Senior Center (The Center)	4/18/2022 8:23 PM
23	updated upkeep	4/17/2022 7:38 PM
24	Need a new Fire Station. Current station is inadequate for current needs of town and safety of firefighters.	4/17/2022 2:50 PM

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25	Miscoe needs an upgrade and we need turf field with lights	4/13/2022 12:11 PM
26	If a new Sr Center is needed, the building on Morrison Drive, originally built for the Police Station should be turned into a new Sr. Center. A new layout could be created, more parking would be available and people would not have to cross the street. A new director would also help to increase membership.	4/11/2022 1:36 PM
27	The Senior Center is desperately in need of expansion and renovation.	4/11/2022 11:13 AM
28	Better audio for recorded Meetings. Most of the time words are garble.	4/10/2022 2:21 PM
29	Senior Center is toooooo small. As covid becomes more controlled, increased community offerings, larger parking, and safer departure from facility---individuals are too often exiting by the skin of their teeth---too high speed drivers going by.	4/8/2022 9:43 PM
30	The schools are falling apart Miscoe Hill is in very bad shape. It's not a good learning environment. This should be priority. The "track" is dangerous to use. The schools and sidewalks should be priority.	4/8/2022 5:35 PM
31	I know there is discussion with proposed plans to restore the town beach. I agree this should be done	4/5/2022 3:33 PM
32	Looking for an easier place to go for a walk around town (a track- that is well maintained) or another option	4/5/2022 5:38 AM
33	The beach needs a basic clean up, fix walls, remove stumps and give it a level grade	4/4/2022 7:12 PM
34	more information and access to parks and trails	4/4/2022 2:33 PM
35	Town beach is completely occupied by summer camps All Nipmuc fields are embarrassing Senior center offers NO help in housing seniors !!!! Need better communication to sunrise apartments !! Tennis nets need to be tied down Need a board for wall ball More trash barrels	4/4/2022 2:09 PM
36	Miscoe Hill is in need to renovation.	4/3/2022 3:58 PM
37	Larger and cleaner .	4/3/2022 8:51 AM
38	Same as above.	4/3/2022 7:26 AM
39	Miscoe needs updating	4/3/2022 7:19 AM
40	Miscoe Hill school is a complete dump and should be torn down. Athletic fields are a complete embarrassment	4/2/2022 1:06 PM
41	Condition of premises are poor	4/2/2022 9:36 AM
42	Clough School has been well maintained and continues to be a healthy facility for students and staff. Miscoe Hill Middle School is a problem. It is not a healthy building. The walls leak, the drop ceilings have mice living in them, air quality is poor in many spaces. Classroom windows do not have screens & many are at ground level making them susceptible to animals entering. In the humid months the walls and floors are constantly wet and require loud dehumidifiers. The gym has a floor that is warped (large lumps)- it's an embarrassment. This school rarely receives the resources & support that the other district schools receive and it shows- both in staff health, but also in student pride.	4/2/2022 8:52 AM
43	Needs expansion and clean up. Crowded with stuff.	3/22/2022 7:39 AM
44	Bees seem to be an issue; they're living I. The sand at the town beach so we don't go much at all	3/21/2022 4:52 PM
45	Needs to be bigger	3/21/2022 11:15 AM
46	Police Department needed improvement which it got with a new station. Fire Department is in desperate need of a proper station.	3/18/2022 2:18 PM
47	The Town Hall is embarrassing to drive by. It looks run down. Needs to be painted. The inside looks like it could use renovation as well.	3/15/2022 9:05 PM
48	Everything needs updating. More to do. Lights for baseball field, more tennis courts. More things to do for middle school/high school, teenage kids. Miscoe needs major updating.	3/14/2022 10:03 PM

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49	I feel like the library is too limited in their selection of books, and has limited computer resources available.	3/14/2022 7:47 PM
50	The library should have more hours when it is open.	3/14/2022 4:02 PM
51	Update infrastructure at town beach	3/14/2022 2:38 PM
52	Lights on the baseball and softball fields which will increase usage availability and support summer tournament play which brings in visitors who spend \$ at local eating establishments Teatrault field needs to be better taken care of. Irrigation needs to be invested in. The field has the opportunity to be rented out to club baseball programs, which would bring in additional revenue to Parks. Because of the field conditions, teams go elsewhere. The upkeep and maintenance of the fields can not fully fall on NYB and NYS. Outside of basic mowing, NYB and NYS performs all other upkeep to those infields including bringing in new material, the labor needed to spread it, and the labor to cut in baselines and infield/outfield edges.	3/14/2022 12:47 PM
53	The middle school is old, dated, and a disgusting facility. It is filthy, has unclean/contaminated drinking water, and unusable showers for our kids. The fields and gyms are in very poor condition and an embarrassment to our town.	3/14/2022 12:24 PM
54	Library is too small and should have a large meeting space	3/14/2022 12:12 PM
55	Town Hall looks very rundown and is in need of facelift	3/14/2022 12:09 PM
56	The town pool area need major updates. The bathroom are absolutely disgusting	3/14/2022 12:03 PM
57	Town hall needs to be repainted	3/14/2022 11:57 AM
58	The library should be larger.	3/14/2022 2:52 AM
59	The Town Hall should be a building to be proud of. It needs painting badly and interior restoration.	3/13/2022 9:59 PM
60	Town hall needs to be improved (although I know there is a plan in place) and the beach needs a desperate remodel (although i know there is also a plan in place.)	3/13/2022 8:57 PM
61	Town hall needs to be painted. It is an eye sore.	3/13/2022 4:27 PM
62	Town Hall needs a facelift.	3/13/2022 4:16 PM
63	The town beach is too small, town parks cater to kids sports, not enough adult recreation.	3/13/2022 4:06 PM
64	Town Beach needs a lot of work! It's a great resource but run down appearance could dissuade folks. I grew up using it and love it, but it could use some love itself!	3/13/2022 3:59 PM

Q28 What municipal services or facilities do you feel the town needs but does not currently provide?

Answered: 65 Skipped: 220

#	RESPONSES	DATE
1	Diversity initiatives	5/29/2022 7:34 AM
2	The trash pickup of used clothing was nice I used it often. Reinstate it would be nice. Also trash pickup of large items like furniture should be available twice a month.	5/29/2022 6:52 AM
3	Recreational Center for swimming and work out facilities	5/28/2022 9:57 AM
4	walking paths and bike trails	5/20/2022 5:30 PM
5	More library open hours	5/17/2022 7:33 PM
6	Organized athletic instruction and games for Seniors ie: Pickleball	5/15/2022 5:05 PM
7	Dog park	5/10/2022 10:11 PM
8	single stream recycling?	5/9/2022 10:07 AM
9	Noise ordinance	5/7/2022 9:46 PM
10	Recycling services could be expanded	5/6/2022 7:13 PM
11	A nice town center, walkable to business. Every nice New England town has a town center with a centralized park/open space for events. We don't.	5/5/2022 8:26 PM
12	Soccer fields, additional ball fields and community center	5/5/2022 12:31 PM
13	Open 5 days a week.	5/4/2022 10:39 AM
14	Sidewalks are good for community	5/4/2022 10:14 AM
15	A town common area centered around the town hall.	5/3/2022 9:31 PM
16	A youth center ... or staffing for more youth/rec programs using the school buildings.	5/3/2022 8:19 AM
17	Bike path	4/30/2022 7:20 AM
18	Well Water testing	4/30/2022 6:40 AM
19	I am honestly still getting my bearings on this.	4/29/2022 7:42 PM
20	A larger senior center	4/27/2022 1:52 PM
21	Water and sewer. Sidewalks for all major roads and more traffic/walkway lights for pedestrians as well as lower speed limits.	4/20/2022 9:01 PM
22	We need a grocery store very badly. Not sure that applies here but thought it was worth mentioning.	4/20/2022 7:03 PM
23	Town Common, a gathering place with parking.	4/19/2022 7:10 PM
24	Better recycling center. Please take a look at norfolks recycling/dump. This is what our town needs ASAP	4/19/2022 11:27 AM
25	performance/arts facilities	4/19/2022 11:19 AM
26	We need more sidewalks and more traffic lights	4/19/2022 11:07 AM
27	Town Water, Sewer	4/18/2022 8:23 PM
28	I am not aware of any additional facilities or services needed.	4/18/2022 8:20 PM
29	Community activities. Yoga, art/ music classes, dance , academic opportunities.	4/17/2022 10:42 PM

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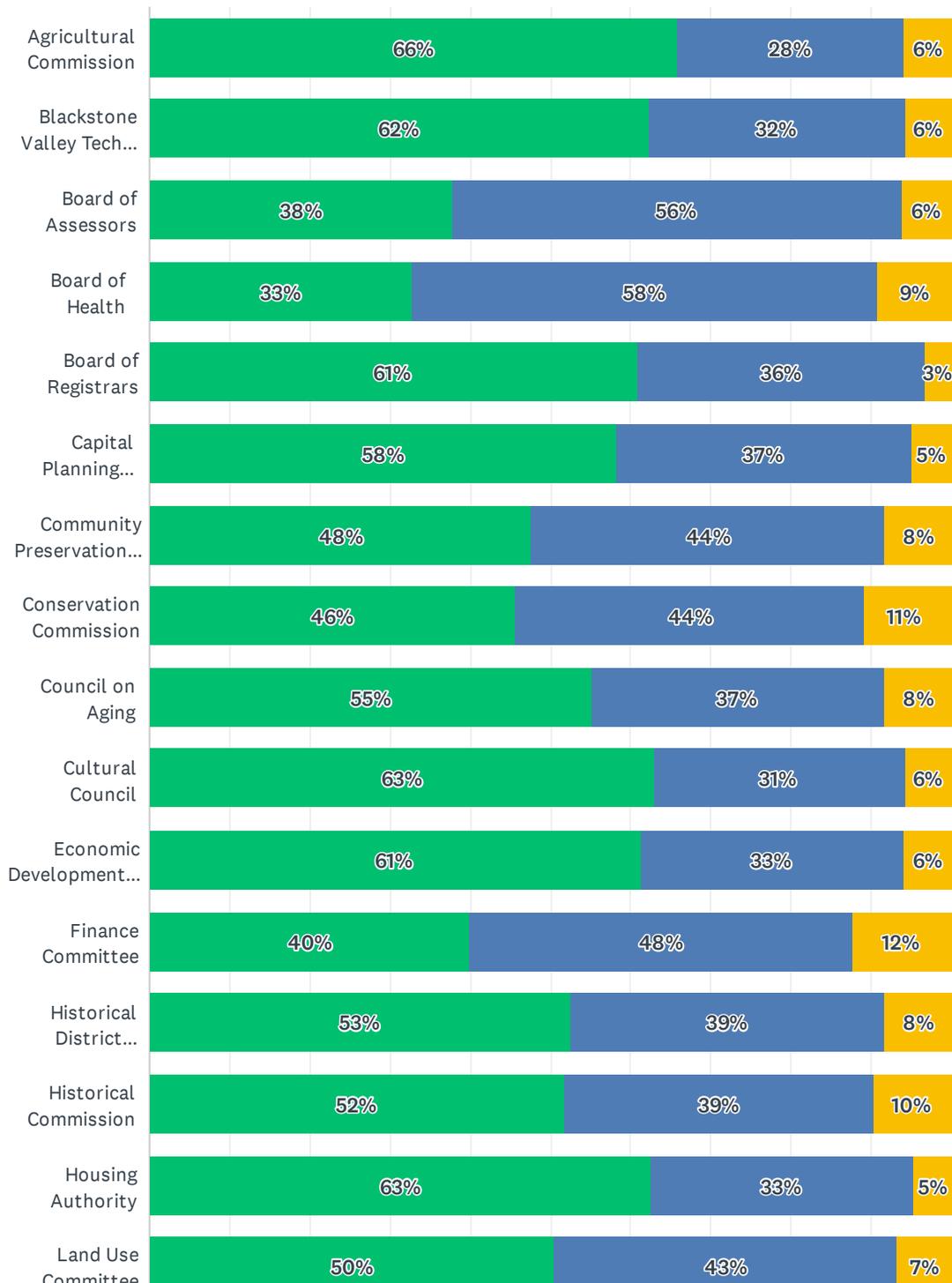
30	Additional recreational fields Bike lanes Expanded recycling / dump services Better neighborhood road and sidewalk Maintenance Repaired neighborhood sidewalks and roads	4/17/2022 7:34 PM
31	Sewerage you	4/13/2022 12:18 PM
32	Turf field with lights and track field	4/13/2022 12:11 PM
33	Haz waste days....need a couple a year.	4/12/2022 12:01 PM
34	mmore businesses-Pharmacy,grocery,etc.	4/12/2022 8:35 AM
35	There is no place for kids to hang out after school.	4/11/2022 11:13 AM
36	Truly becoming a strong source for information and communication---ahead of events, requirements, community activities/needs, etc.	4/8/2022 9:43 PM
37	Currently nothing	4/5/2022 3:33 PM
38	Increased library hours	4/5/2022 12:11 PM
39	Town Common for walking/community events/etc.	4/5/2022 5:38 AM
40	Community center with indoor courts, gym and swimming	4/4/2022 10:43 PM
41	none	4/4/2022 7:12 PM
42	Senior housing TURF FIELD	4/4/2022 2:09 PM
43	Same as above. More outdoor activities like pickle ball, walking paths.	4/3/2022 7:26 AM
44	Turf fields for sports	4/2/2022 9:39 PM
45	Turf fields	4/2/2022 1:06 PM
46	None	4/2/2022 8:52 AM
47	DK	4/2/2022 7:50 AM
48	More library hours. Better upkeep of roads, more sidewalks/bike paths	4/1/2022 7:17 PM
49	Clearing of existing sidewalks of snow in winter.	3/26/2022 6:40 AM
50	Water and sewer service availability	3/25/2022 8:54 PM
51	More money for road repairs	3/25/2022 8:50 PM
52	Dog park	3/24/2022 7:34 PM
53	Senior housing sufficient for an aging population. I do not want affordable housing for welfare unwed mothers or addicts.	3/22/2022 7:39 AM
54	Community center	3/15/2022 3:18 AM
55	Recycling center open more than 3 hrs/week Plow roads in a timely manner like Upton & Hopedale do	3/14/2022 11:03 PM
56	Town water to help bring businesses in	3/14/2022 10:03 PM
57	A proper recycling center that takes cardboard, metal, plastics, and old batteries, as well as a transfer station where people can tsje/drop off household items/clothing for free.	3/14/2022 7:47 PM
58	Town desperately needs a new fire station	3/14/2022 2:54 PM
59	Running track, bike lanes	3/14/2022 2:38 PM
60	Dog park or side walks to exercise pets	3/14/2022 2:38 PM
61	a community center that could provide a space and activities for preteens and teens after school and for adults in the evenings	3/14/2022 12:12 PM
62	Leaf pickup	3/14/2022 3:22 AM
63	A community center for youth	3/13/2022 6:47 PM

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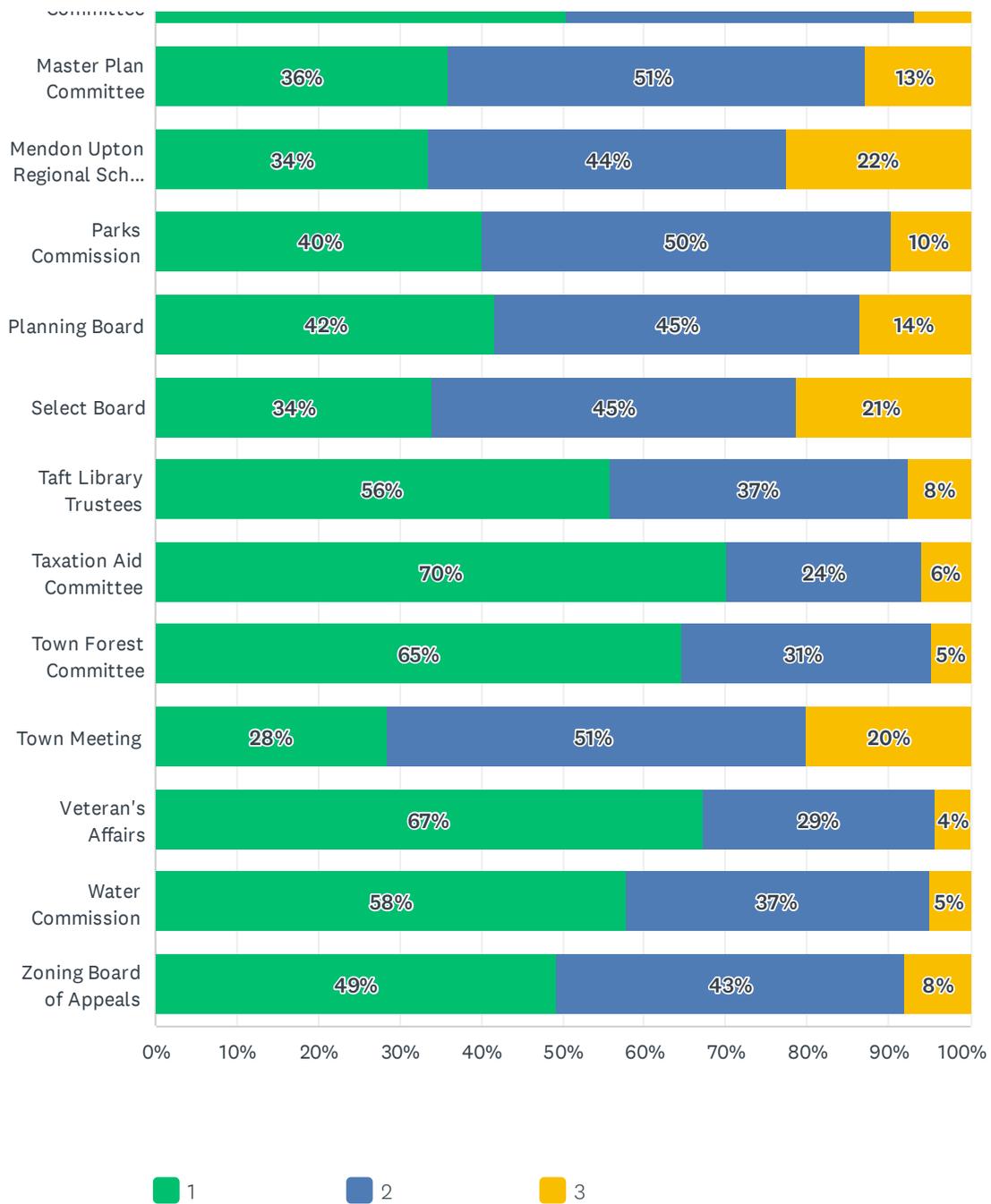
64	Trash! We should not have to pay for trash with our ridiculously high taxes!	3/13/2022 4:06 PM
65	Public Sewer lines along Rt 140 & Rt 16	3/12/2022 5:33 PM

Q29 On a scale of 1 to 3, please rate your familiarity with what the following Boards, Committees, and municipal organizations purposes and functions are: 1 = I do not know anything about this Board/Committee 2 = I have a good understanding (from Town Meeting or occasional communication) 3 = I talk with other residents about this frequently; follow agendas; etc.

Answered: 244 Skipped: 41



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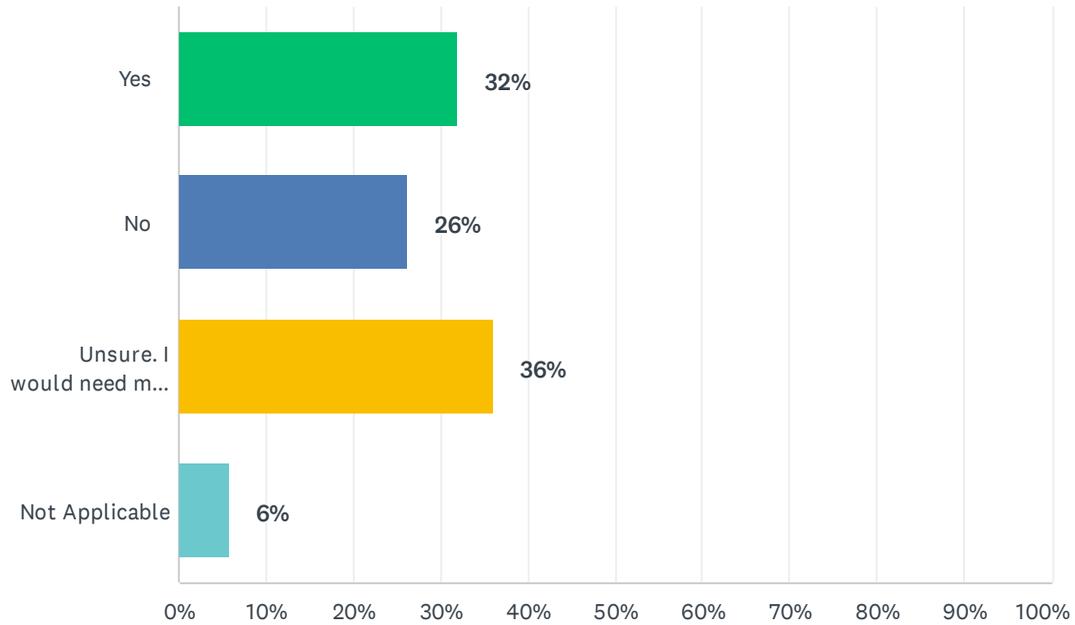
	1	2	3	TOTAL	WEIGHTED AVERAGE
Agricultural Commission	66% 158	28% 68	6% 14	240	1.40
Blackstone Valley Tech School Committee	62% 151	32% 77	6% 14	242	1.43
Board of Assessors	38% 91	56% 135	6% 15	241	1.68
Board of Health	33% 79	58% 140	9% 22	241	1.76
Board of Registrars	61% 147	36% 86	3% 8	241	1.42
Capital Planning Committee	58% 140	37% 88	5% 12	240	1.47
Community Preservation Committee	48% 115	44% 106	8% 20	241	1.61
Conservation Commission	46% 110	44% 105	11% 26	241	1.65
Council on Aging	55% 133	37% 88	8% 20	241	1.53
Cultural Council	63% 152	31% 75	6% 14	241	1.43
Economic Development Committee	61% 146	33% 78	6% 14	238	1.45
Finance Committee	40% 95	48% 114	12% 29	238	1.72
Historical District Commission	53% 126	39% 94	8% 20	240	1.56
Historical Commission	52% 124	39% 93	10% 23	240	1.58
Housing Authority	63% 149	33% 78	5% 11	238	1.42
Land Use Committee	50% 119	43% 101	7% 16	236	1.56
Master Plan Committee	36% 86	51% 122	13% 31	239	1.77
Mendon Upton Regional School Committee	34% 81	44% 106	22% 54	241	1.89
Parks Commission	40% 96	50% 120	10% 23	239	1.69
Planning Board	42% 99	45% 106	14% 32	237	1.72
Select Board	34% 81	45% 107	21% 51	239	1.87
Taft Library Trustees	56% 134	37% 88	8% 18	240	1.52
Taxation Aid Committee	70% 167	24% 57	6% 14	238	1.36
Town Forest Committee	65%	31%	5%		

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	154	73	11	238	1.40
Town Meeting	28% 68	51% 123	20% 48	239	1.92
Veteran's Affairs	67% 160	29% 68	4% 10	238	1.37
Water Commission	58% 139	37% 89	5% 12	240	1.47
Zoning Board of Appeals	49% 118	43% 102	8% 19	239	1.59

Q30 For private well users, if Town water became available in your neighborhood would you ever consider connecting?

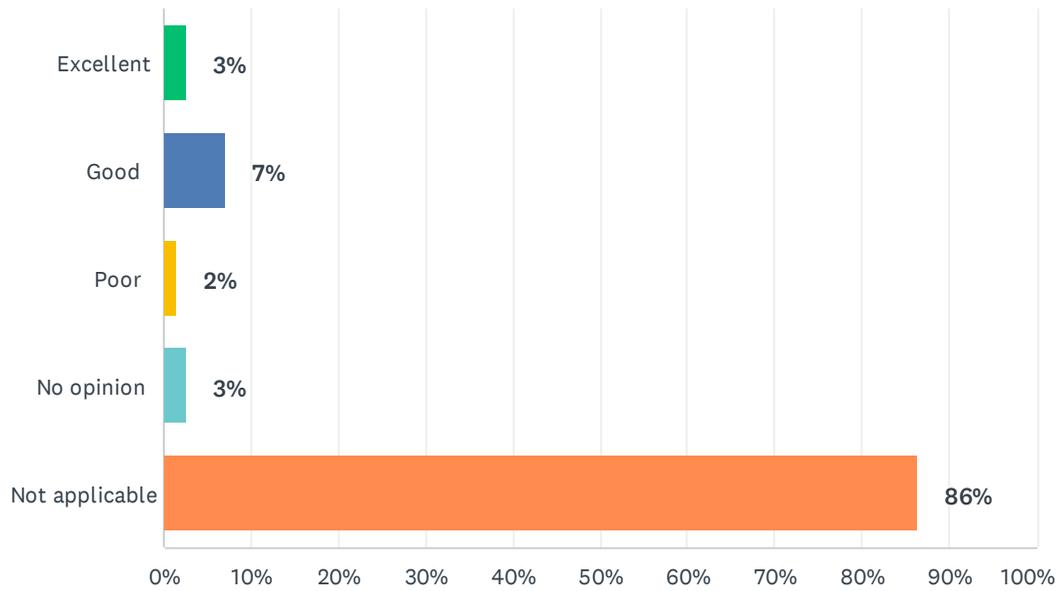
Answered: 247 Skipped: 38



ANSWER CHOICES	RESPONSES	
Yes	32%	79
No	26%	65
Unsure. I would need more information first.	36%	89
Not Applicable	6%	14
TOTAL		247

Q31 For Town water users, please rate your satisfaction

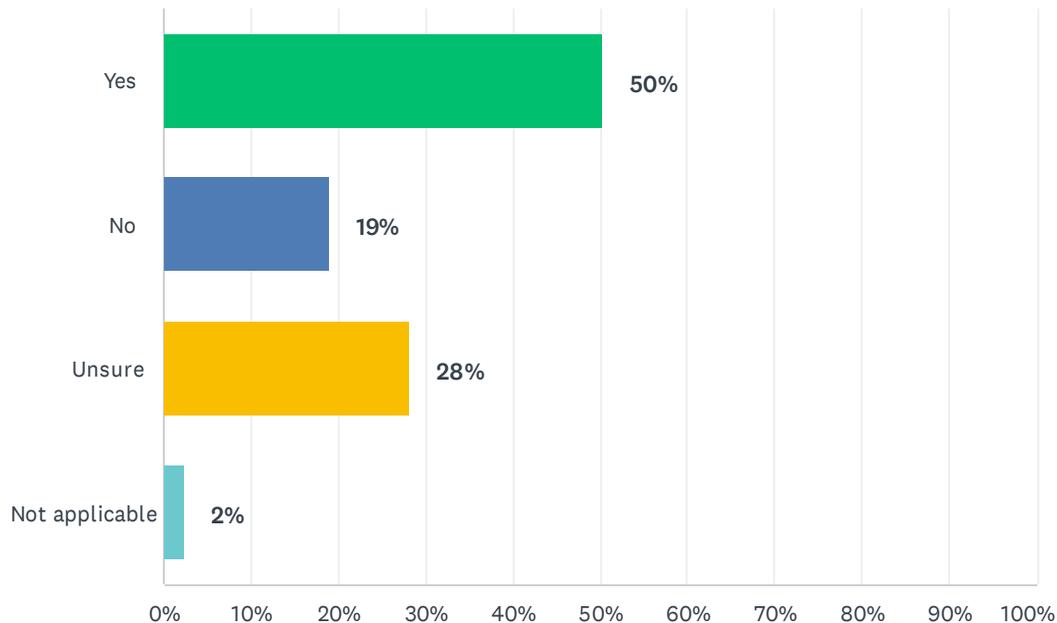
Answered: 199 Skipped: 86



ANSWER CHOICES	RESPONSES	
Excellent	3%	5
Good	7%	14
Poor	2%	3
No opinion	3%	5
Not applicable	86%	172
TOTAL		199

Q32 For private septic users, if Town sewer became available in your neighborhood, would you ever consider connecting?

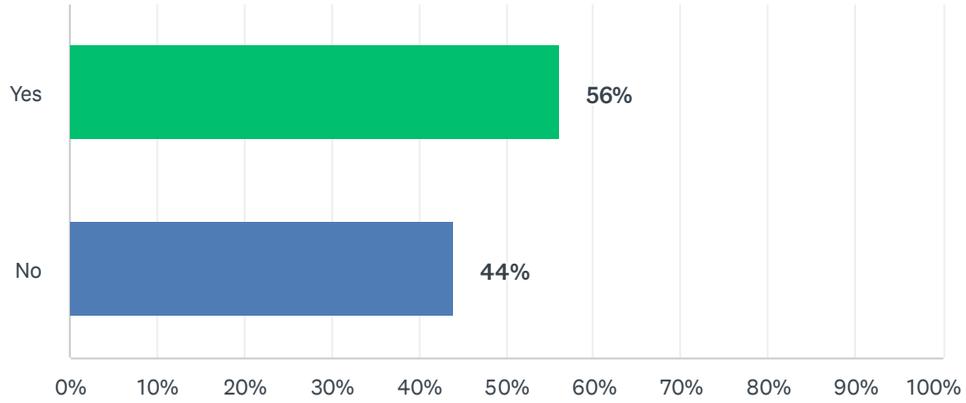
Answered: 248 Skipped: 37



ANSWER CHOICES	RESPONSES	
Yes	50%	125
No	19%	47
Unsure	28%	70
Not applicable	2%	6
TOTAL		248

Q33 Are you aware that the Mendon Recycling Center (behind the town barn on Providence St) is available for public use?

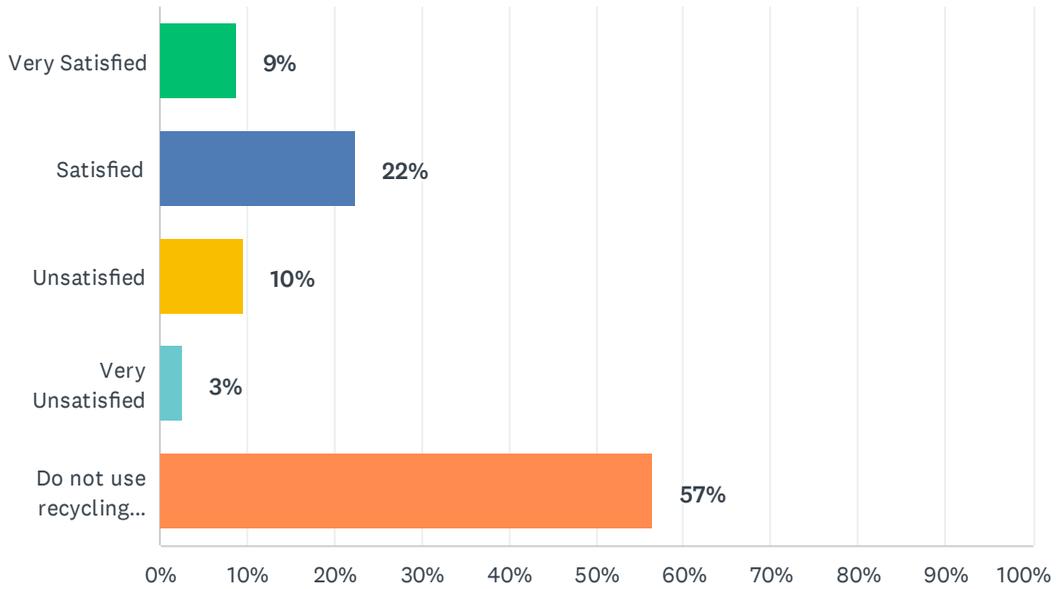
Answered: 251 Skipped: 34



ANSWER CHOICES	RESPONSES	
Yes	56%	141
No	44%	110
TOTAL		251

Q34 For recycling center users, please rate your satisfaction

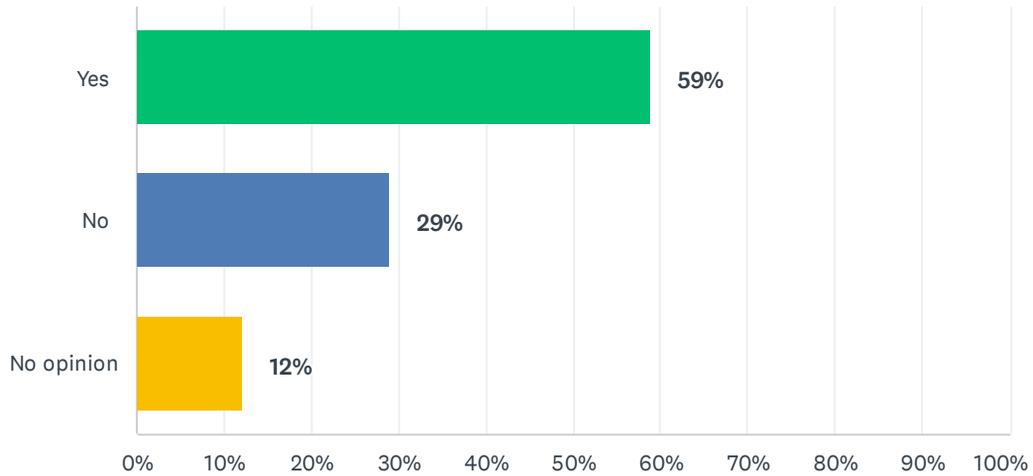
Answered: 228 Skipped: 57



ANSWER CHOICES	RESPONSES	
Very Satisfied	9%	20
Satisfied	22%	51
Unsatisfied	10%	22
Very Unsatisfied	3%	6
Do not use recycling center	57%	129
TOTAL		228

Q35 Did the quality of Mendon-Upton Regional Schools factor into your decision to live in Mendon?

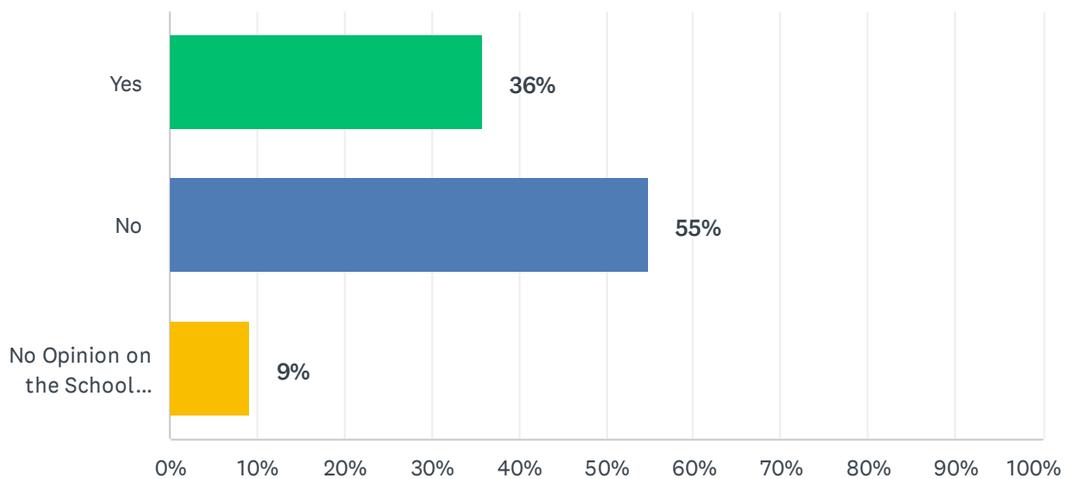
Answered: 248 Skipped: 37



ANSWER CHOICES	RESPONSES	
Yes	59%	146
No	29%	72
No opinion	12%	30
TOTAL		248

Q36 Do you currently have children enrolled in Mendon-Upton Regional Schools?

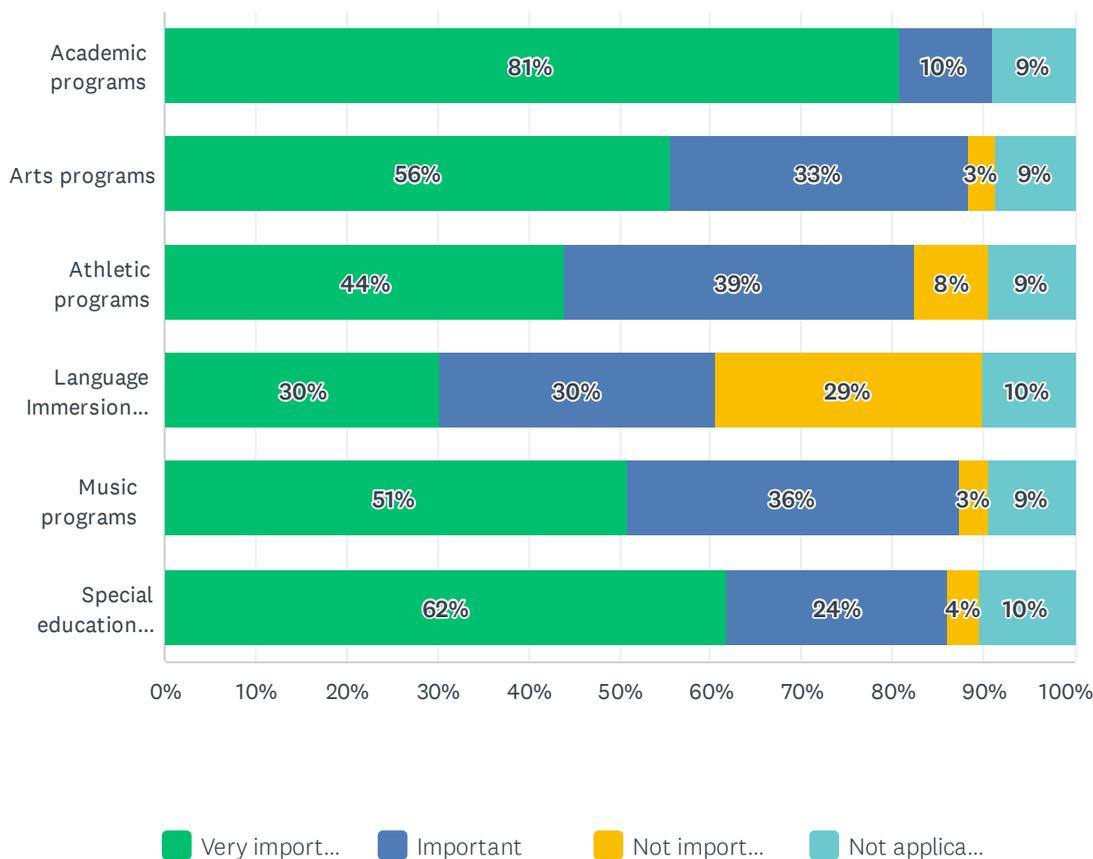
Answered: 248 Skipped: 37



ANSWER CHOICES	RESPONSES	
Yes	36%	89
No	55%	136
No Opinion on the School District (skip school questions)	9%	23
TOTAL		248

Q37 How important do you think the following Elementary School programs are?

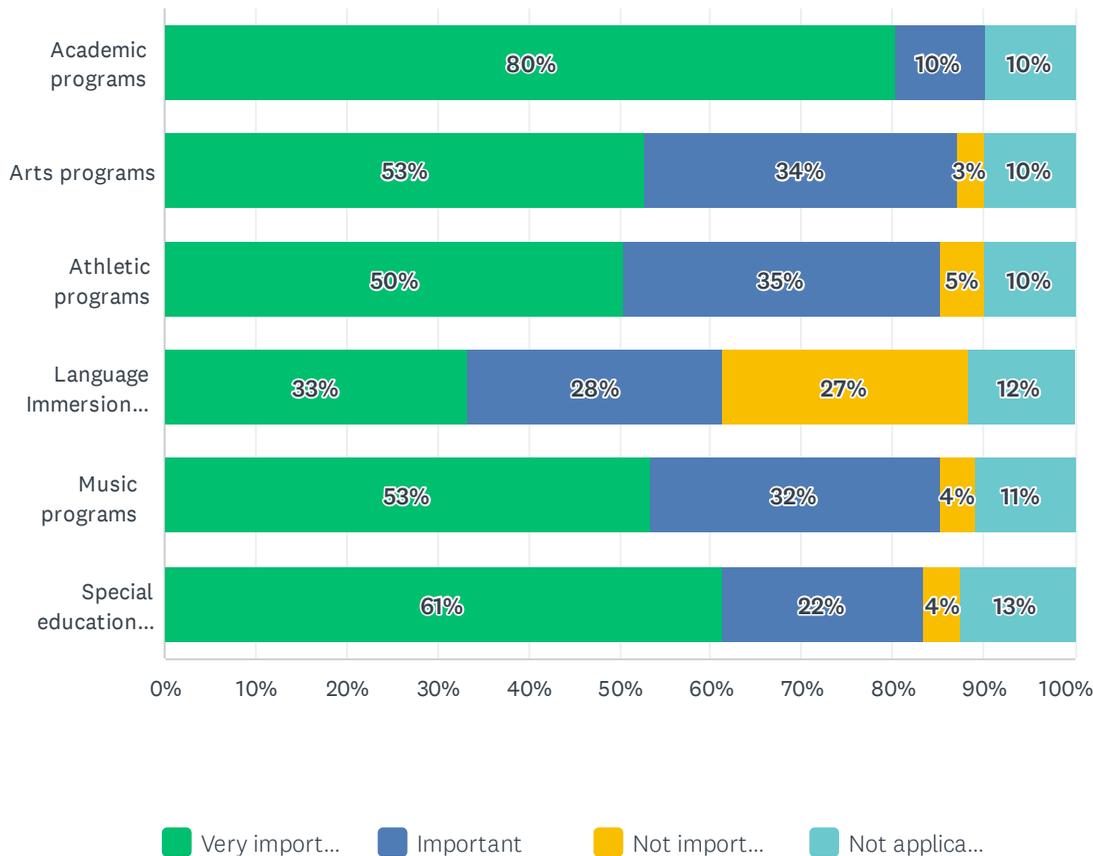
Answered: 223 Skipped: 62



	VERY IMPORTANT	IMPORTANT	NOT IMPORTANT	NOT APPLICABLE	TOTAL
Academic programs	81% 180	10% 23	0% 0	9% 20	223
Arts programs	56% 124	33% 73	3% 7	9% 19	223
Athletic programs	44% 98	39% 86	8% 18	9% 21	223
Language Immersion programs	30% 67	30% 67	29% 65	10% 22	221
Music programs	51% 113	36% 81	3% 7	9% 21	222
Special education programs	62% 137	24% 54	4% 8	10% 23	222

Q38 How important do you think the following Middle School programs are?

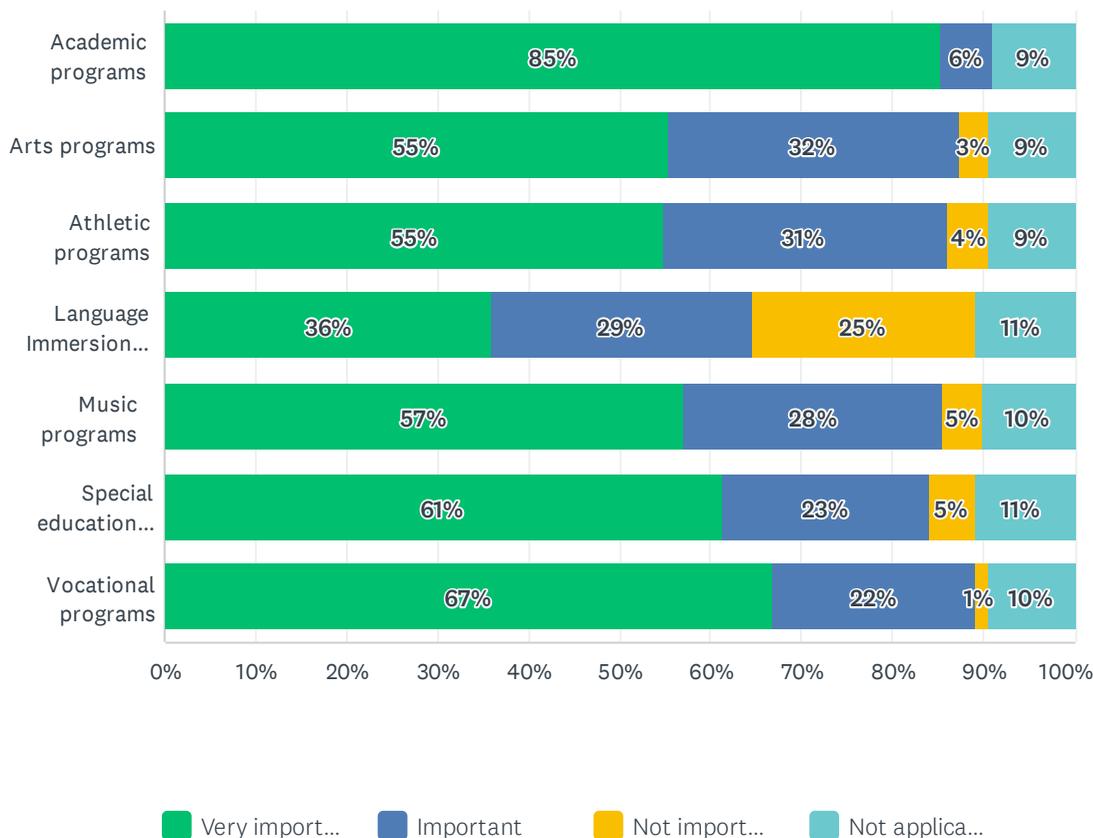
Answered: 224 Skipped: 61



	VERY IMPORTANT	IMPORTANT	NOT IMPORTANT	NOT APPLICABLE	TOTAL
Academic programs	80% 179	10% 22	0% 0	10% 22	223
Arts programs	53% 118	34% 77	3% 7	10% 22	224
Athletic programs	50% 113	35% 78	5% 11	10% 22	224
Language Immersion programs	33% 74	28% 62	27% 60	12% 26	222
Music programs	53% 119	32% 71	4% 9	11% 24	223
Special education programs	61% 137	22% 49	4% 9	13% 28	223

Q39 How important do you think the following High School programs are?

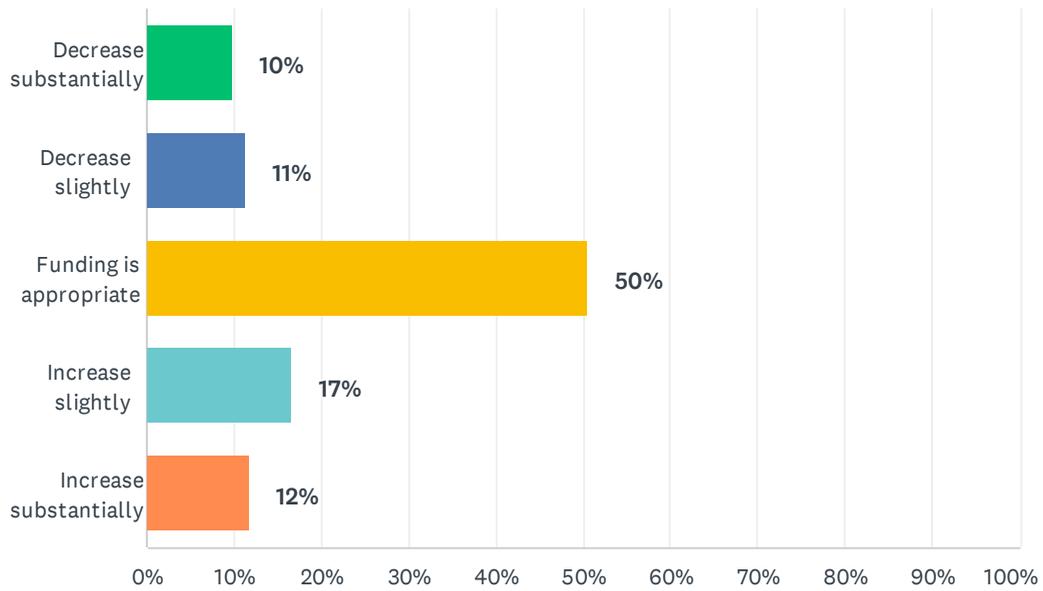
Answered: 223 Skipped: 62



	VERY IMPORTANT	IMPORTANT	NOT IMPORTANT	NOT APPLICABLE	TOTAL
Academic programs	85% 190	6% 13	0% 0	9% 20	223
Arts programs	55% 123	32% 71	3% 7	9% 21	222
Athletic programs	55% 122	31% 70	4% 10	9% 21	223
Language Immersion programs	36% 79	29% 63	25% 54	11% 24	220
Music programs	57% 125	28% 62	5% 10	10% 22	219
Special education programs	61% 135	23% 50	5% 11	11% 24	220
Vocational programs	67% 148	22% 49	1% 3	10% 21	221

Q40 Do you feel that the current level of school funding is appropriate?

Answered: 222 Skipped: 63



ANSWER CHOICES	RESPONSES	
Decrease substantially	10%	22
Decrease slightly	11%	25
Funding is appropriate	50%	112
Increase slightly	17%	37
Increase substantially	12%	26
TOTAL		222

Q41 Do you have any other ideas about Mendon/Upton Regional Schools? Please share any and all comments below.

Answered: 67 Skipped: 218

#	RESPONSES	DATE
1	should have at least one member who dose not have children in the system to represent the tax payers	6/23/2022 4:06 PM
2	Miscoe Hill needs an overhaul, yesterday. Have we ever scoped what it would take to rebuild/modernize/etc?	6/21/2022 8:59 AM
3	No CRT or Trans-sexual stuff. Teach the '3-R's' only.	6/10/2022 1:59 PM
4	We should look at additional programs for students who are not college bound since the Valley tech vocational school is very difficult to get into for the students who really need to learn a trade.	5/31/2022 9:29 AM
5	I feel that there should be more availability for vocational programs to the less academically inclined student that could not get into programs offered at BVT.	5/30/2022 1:08 PM
6	More outside classroom learning	5/29/2022 7:35 AM
7	The repeated tax increases for the schools is concerning, especially with the curriculum issues. We moved to Mendon specifically for the schools and were displeased and have since moved our child to another school system.	5/23/2022 2:50 PM
8	I believe there is no transparency within our mending Upton school system as a parent.	5/23/2022 12:48 PM
9	I am thoroughly disillusioned with the fact that the school budget is never reviewed for scaling to current needs. During Covid when the needs of the school were greatly lessened but the budget increased. The School budget needs to fit the town needs. ALSO educational school programs need to be scrutinized by parents, not just teachers.	5/15/2022 5:11 PM
10	We need more curriculum transparency.	5/11/2022 5:49 PM
11	Using our money wisely and not foolishly. Hoping that the schools don't divert funds which happened a few years ago. The school system had extra money to hire extra staff that wasn't needed.	5/10/2022 8:47 PM
12	stay within your budget	5/9/2022 1:35 PM
13	My wife, a teacher at the middle school, would be able to say more here. We moved to Mendon because of the schools and rural/nature.	5/9/2022 10:09 AM
14	Each school should have their own librarian Too much is spent on teacher and administrator benefits and not enough on educational programs	5/8/2022 3:18 PM
15	Don't lose tons of money in spreadsheet errors	5/7/2022 9:47 PM
16	The athletic fields should all be redone.	5/7/2022 12:27 PM
17	I think there is a lot of redundancy and waste in the school administration.	5/7/2022 8:36 AM
18	BVT SHOULD NOT HAVE ACADEMIC TESTING, More kids who are hands on Learners, who are looking for trades, not college degrees	5/4/2022 3:53 PM
19	In place of language immersion programs , make language a part of the days learning, like having an elective, not total immersion.	5/4/2022 10:17 AM
20	I hope this year they won't "suddenly" find the money needed. A forensic accountant should go over the school's finances for at least the last decade, if not longer	5/3/2022 1:56 PM
21	An outside, independent source should be hired to do a full financial evaluation.	5/3/2022 1:48 PM

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22	I think it would be beneficial to run and share #s on costs such as retiree benefits, etc when looking at things like the school budget. I also think that if it is allowed, sponsorships for athletic teams and other extra curricula activities could help alleviate some of the costs. I would like to see less emphasis on technology and more on practical real-life skills (especially at the elementary and middle school levels).	5/3/2022 8:24 AM
23	don't have kids, can't answer	4/30/2022 6:24 PM
24	Developing and supporting our diverse youth in our schools is one of the most important jobs of our community. It can them help overcome so many challenges. The goal of education is to develop/create intelligence, esteem and involved citizens. Kids engaged and fully supported in their schooling helps them to develop and pursue goals and purpose and avoid other social issues.	4/30/2022 7:31 AM
25	Perhaps some "vocational" intstruction in the middle school, including culinary. Practical learning can't start too soon! Also, I'm leary about 5th grade being in a middle school.	4/30/2022 6:45 AM
26	Although we didn't consider school districts too much when moving, we do want our schools to be high quality both because we intend on having children in the future and for property values. I was glad and impressed to see that Mendon/Upton High School ranked so highly and would be happy to see that continue.	4/29/2022 7:46 PM
27	Mendon, Upton and the school committee need to be on the sale page. Mendon needs to step up and stop the mismanagement of how they approach the schools. The missing money last year is an example and an embarrassment to every person at town hall involved in the financials.	4/28/2022 10:19 PM
28	No CRT or Transgender curriculum.	4/21/2022 1:01 PM
29	Update the schools and fields. Keep and encourage the best staff.	4/20/2022 9:03 PM
30	Very happy so far with the school systems in Mendon. Everyone does a great job.	4/20/2022 7:04 PM
31	Academic rigor is not there. No homework for 6th grade and allowing students to be late with everything is not doing them any favors.	4/19/2022 7:14 PM
32	The focus should be on academics, arts, music, athletic, language immersion, vocational programs and embedding CRT and gender/sexuality into the curriculum.	4/19/2022 4:09 PM
33	Miscoe needs support/the building is falling apart	4/19/2022 12:31 PM
34	I'm sending our child to hopedale school system	4/19/2022 11:28 AM
35	Would like to see an adult education program	4/19/2022 11:20 AM
36	We could do a better job with our town dollars if we truly sent students who would benefit from vocational programs offered at BVT and others (Norfolk Ag&Tech) vs the application process currently in place where it feels like MURSD is competing with the voc. schools for top academic students. These public schools should not be in competition for similar students: it costs the town substantially more to send students to a vocational school, and the kids who really could benefit from hands-on vocational learning are not getting accepted. MURSD has an excellent AP program, arts/music, etc. and should not be competing to retain top students due to higher per pupil funding allowing these voc. schools to offer competing programming.	4/16/2022 5:04 PM
37	Crucial we keep the level of education at highest level	4/13/2022 12:14 PM
38	I said the immersion program for Spanish was important, but I question it is the best way. My 3 grandchildren have attended parochial schools in RI, have taken Spanish as part of their regular classroom learning. All are high school and college and all 3 are fluent by 9th grade. Just saying.	4/10/2022 2:26 PM
39	More funding for the Arts, improve school facilities, More foreign languages	4/8/2022 5:39 PM
40	Ive been watching the School committee meetings and trying to focus on spending.	4/5/2022 3:36 PM
41	more transparency, less discussion on gender rolls.	4/4/2022 7:16 PM
42	TURF FIELD	4/4/2022 2:10 PM
43	The schools desperately need more consistent and adequate funding. They are losing great educators to the constant stress of losing their jobs due to lack of budget funding. Our biggest	4/3/2022 4:00 PM

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asset is our excellent schools and we need to keep making that investment.

44	Please stop the fighting. We moved here for the schools and we're tired of the fighting. Tell Kim Newman she is a paid employee- she doesn't live here and has zero skin in the game. It's taxpayers money - not hers. Her behavior is embarrassing.	4/2/2022 1:09 PM
45	Budget and allocations of funds should be seriously reviewed. Sending oldest to BVT. Not confident with Nipmuc. The teachers are very unenthusiastic. Also, middle school is horrendous... from programs to teaching. We thought schools would be better.	4/2/2022 9:39 AM
46	MURSD needs to better fund special education. At this time, student needs are not being met.	4/2/2022 8:55 AM
47	My children are too young to be enrolled at this time so I do not know enough at this time to comment.	4/2/2022 8:53 AM
48	Not sure if more Spanish immersion can be advertised more. It is a great program and could draw more people to the town too.	3/29/2022 9:36 AM
49	The cost to taxpayers is going to drive many people out of town.	3/26/2022 6:43 AM
50	What happens when the mendon upton high school becomes over crowded. Basically the current decade is in a baby boom.	3/25/2022 8:56 PM
51	Seniors on fixed income should get a break from high real estate taxes	3/22/2022 7:42 AM
52	I believe the school district has taken advantage of the budget and in the past has requested more money on a constant basis when it may not need it. I also believe there is no need to have so many administrators at each school, as their salaries are a burden on the budget. I believe the school district can decrease their budget while still providing the same outstanding education that they currently provide to our youth.	3/18/2022 2:33 PM
53	It needs a culture improvement and more motivation build a stronger educational community who wants to move forward together with kids first	3/17/2022 3:11 PM
54	They need live within their budget	3/16/2022 6:20 PM
55	We do not send our children to the public schools	3/15/2022 10:08 AM
56	It is ridiculous and stressful for parents to have to beg the town for money every few years. The schools are one of the reasons people will move or stay here and pay taxes.	3/15/2022 3:20 AM
57	Need to figure out budget process for school district so that we aren't constantly laying off teachers and then scrambling to rehire them after multiple special elections to determine the budget. Ridiculous. I don't think schools should have a blank check, but we need to understand that if the contract calls for an x% increase (salaries, benefits, etc.) in a given year, parents aren't expecting to cut teachers to meet that increase. The budget process is a relic of small town Americana in the 1950s. Some find it quaint, I find it embarrassing.	3/14/2022 11:10 PM
58	Need to update the inside of miscoe hill middle school - needs major updating - more than just what the beautification committee is doing	3/14/2022 10:06 PM
59	The quality of education has improved radically since our children were in school.	3/14/2022 4:06 PM
60	Miscoe hill needs improvement	3/14/2022 2:55 PM
61	Women in STEM programming, especially vocational	3/14/2022 2:39 PM
62	You are losing a lot of children to private schools due to the horrible condition of the middle school.	3/14/2022 12:25 PM
63	I believe the school system should be examined by a business management team to see if it is running efficiently. I find it extraordinary that we have co-principals for the high school.	3/14/2022 12:20 PM
64	Better teachers	3/14/2022 12:08 PM
65	The school committee is self serving. They do not look at the towns/schools needs as a whole. Miscoe needs to be torn down and rebuilt.	3/13/2022 4:09 PM
66	Very dissatisfied that when a vote is taken and it rules against tax increases, somehow additional votes are scheduled until the increases pass.	3/12/2022 8:50 PM
67	There is a need to focus on State Elected Officials to increase funding to bedroom	3/12/2022 5:35 PM

communities like Mendon.

Q42 General comments, questions, or concerns (OPTIONAL)

Answered: 53 Skipped: 232

#	RESPONSES	DATE
1	Thank you for working on the master plan!!	6/21/2022 7:02 PM
2	Any low-cost housing should only be available to Mendon resident citizens.	6/10/2022 2:00 PM
3	The town needs better traffic and speed control. It needs to be more pedestrian and bicyclist centric. All town boards and committees need to have agenda and minutes available on the town website in a timely manner.	6/6/2022 10:51 PM
4	Lower taxes would be nice :)	5/29/2022 6:53 AM
5	If the town were to put a sidewalk on Providence Street I would give up part of my front yard in a heartbeat!	5/23/2022 6:22 PM
6	This survey was WAY too long and not user friendly	5/23/2022 12:46 PM
7	I greatly appreciate being given the opportunity to express my thoughts. Mendon is a great place to live. I hope we keep it that way. I want leadership in Mendon who are devoted to this thinking.	5/15/2022 5:13 PM
8	Concerned about: 1) rumors of development coming, especially on Rte. 16, 2) who is behind the development, and, 3) integrity/ethics of the decision making regarding this development. However, completely understand the need to increase our commercial tax base.	5/15/2022 4:19 PM
9	looking for a one way street on Maple street , hopefully this would avoid the access from Maple street to RT 16	5/9/2022 1:36 PM
10	I think this effort is great, let everyone's voice be heard .. hopefully the majority agree on something :).	5/9/2022 10:10 AM
11	Mendon has tremendous character with untapped potential. Resources should be allocated toward beautifying the town, (improving roads, traffic lights, sidewalks) while Preserving farming roots. Create a proper town center/park and it will engage the community.	5/5/2022 8:32 PM
12	We need to encourage the younger population to become active politically	5/4/2022 3:54 PM
13	KEEP MEEHAN OUT OF MENDON	5/3/2022 1:57 PM
14	I love living in Mendon! We are lucky to have such a beautiful, quiet, spacious place to call home. I hope that as a community we can embrace and encourage more diversity, which is a complicated but VERY important issue to tackle.	5/3/2022 8:27 AM
15	Fix Millville Road in Mendon! Has ruined my tires	4/30/2022 4:38 PM
16	Love living in Mendon. It's a great town.	4/30/2022 10:32 AM
17	Mendon is a beautiful small town. Id like it to keep its small town designation. I dont want to see buses running through it or yellow cabs. Is there a lowkey alternative to these public transport options? Trollies? Passenger van? Street lights on Washington St would be great. Might keep people from smashing into my mailbox and stone wall every year.	4/30/2022 6:49 AM
18	Low Cost Housing is only for current residents, not illegal aliens.	4/21/2022 1:03 PM
19	Mendon is a quiet community with all needed household amenities only minutes away Lets keep Mendon enjoyable to come home to	4/21/2022 8:21 AM
20	Do not over build. Keep Mendon small town. Increase sidewalks and walking/bike paths. Improve town facilities and get a super market to town.	4/20/2022 9:06 PM
21	Main concern would be the need for sidewalks, and grocery store. Not interested in lower income housing opportunities. Thank you very much.	4/20/2022 7:05 PM

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22	We should be improving upon passive and active recreational areas that we currently have before investing in new ones. Miscoe Hill is a disgrace. We should commit to rehabbing it or invest in a new Middle School. I think all the elected officials should tour the school before making that decision. School budget is a constant source of angst for the town. The funding formula needs to be rectified. How is it that has enrollment declines, the budget continues to climb? As to the question on sidewalks, maintain the very few existing ones and add new ones in high traffic areas.	4/19/2022 4:18 PM
23	We LOVE our Town. We love the small town feel. We don't want a Lexington or Newton or Wellsley. We love the farm community. We don't want more sidewalks, or bike lanes. Let's encourage the farms and discourage city living like those things I listed. We love the people here and our town =)	4/19/2022 2:49 PM
24	Keep CRT out of our schools please.	4/19/2022 11:56 AM
25	There needs to be a big picture plan on how to deal with the issue of how the taxes in this town have over doubled in less than 20 years. They are getting out of control!!	4/19/2022 11:19 AM
26	Mendon wants to be a small town feel with historic spots but it misses the mark. The downtown area near the post office is a huge missed opportunity. We need a park with events like concerts, farmers markets, dog park, playground, craft fairs. Make it more inviting.	4/18/2022 8:26 PM
27	Mendon has been a great place to raise a family. Mendon as part of an award-winning regional school district must proactively partner with Upton to support the long-term success of the school district. We love our town for its character and improved services along the way (e.g., updated library, new police station), but we must be prudent in our master planning to ensure we are not short-changing the "must haves" like school quality for "nice to have" opportunities. I love the concepts asked about here, but I'm hoping much of this improvement to open space planning can be accomplished through grants and CPA funds. Thank you.	4/16/2022 5:09 PM
28	No 'Low Cost Housing'. They will get filled with Illegal Aliens and city residents.	4/16/2022 2:48 PM
29	My concern is for the run down appearance of the town center: town hall, former library bldg. I can't say I'm crazy about the look of new police station either.	4/13/2022 4:10 PM
30	Thank you for your survey! Hope to see results soon.	4/13/2022 12:14 PM
31	We have conflict of interest on our planning, conservation, & zoning boards that need to be addressed and corrected.	4/11/2022 1:42 PM
32	Widen the roads on Park st and Asylum st!	4/9/2022 11:05 PM
33	A question came up during the master plan meeting yesterday 4/4 in regards to being able to promote the residents participation. Could a flier be distributed at the schools for Mendon moms and dads to be delivered by the student/child?	4/5/2022 3:38 PM
34	I love the farming feel of Mendon and it's small town vibe. At the same time I think we need more commercial development in the commercial areas of town. I don't necessarily believe we need to add new commercial areas in town but we need to stop giving people who want to come to Mendon and develop in commercial areas such a hard time. We make it so hard for business to come here. We don't have town water or sewer and offer very limited other benefits for business. We should be glad they are choosing us and stop running them off.	4/5/2022 8:33 AM
35	Maintain the buildings that we have before they fall apart	4/4/2022 7:16 PM
36	TURF FIELD !!!! Business tax the shit out of Meehan !!!!!	4/4/2022 2:11 PM
37	Fund turf fields and a new middle school!	4/2/2022 1:09 PM
38	Mendon needs sidewalks and bike lanes. In addition more money needs to be allocated to community and conservation preservation. The middle school conditions should also be addressed as the school itself is in rough shape. Our school committee should take some time to tour other local schools to grab a comparison and strive to do better. Funds are there.. they are misappropriated.	4/2/2022 9:43 AM
39	I LOVE MENDON!	4/2/2022 7:51 AM
40	I love living in Mendon. It is a beautiful safe place to live.	4/1/2022 4:04 PM
41	I appreciate the time and effort that everyone involved expended for this project.	3/26/2022 6:44 AM

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42	Taxes are out of sight for any town improvement or gain espicially the increases. Road condition and town staff should be better and more available!!	3/25/2022 8:57 PM
43	Speeding is a very important issue	3/24/2022 7:37 PM
44	I really do think that the town as a whole has to start looking at the problems we are going to be facing with our infrastructure and our public safety if it continues to grow like it has with our residential population and our commercial buildings that are currently being built.	3/18/2022 2:35 PM
45	Thank you to all the people making this happen Your efforts are very much appreciated	3/14/2022 7:20 PM
46	I would like to see Boards and Commissions adhere to the bylaws.	3/14/2022 4:06 PM
47	My family moved to Mendon at beginning of year, hence some of the questions not answered or accurate. We like it here and would be very interested in "getting involved".	3/14/2022 1:10 PM
48	I believe that some of the responses should be more nuanced rather than I agree or disagree or I know about this or I don't know anything about this.	3/14/2022 12:22 PM
49	We moved to Mendon due to the small town feel and proximity to surrounding facilities. What Mendon needs are things that would build a community: supermarket, more restaurants/bars, playgrounds and space for recreation. A proper "downtown" area with shops, restaurants, grocery store and a playground would make Mendon an exceptional place to live. What would be detrimental to the town would be the building of large warehouses or numerous apartment complexes, and this proposed strip club. It's insane to me that we don't have a grocery store, but we'll have a strip club. The large lot off Providence Street near the fire department is an eyesore and makes a significant amount of banging/beeping noise and it affects the neighborhoods that surround it. Please keep Mendon the quiet, peaceful, small town we know and love.	3/14/2022 12:16 PM
50	Mendon needs to preserve the agriculture and farming that built this town, keeping food local and helping the community farmers be in touch with the community. (Farmers market)	3/14/2022 12:09 PM
51	The old boot shop at 76 Providence St needs some TLC - town historical help needed.	3/13/2022 4:18 PM
52	We do not need Amazon and large warehouse distribution buildings and their resulting traffic, noise, and pollution in this small town. Find less invasive options to attract small-impact businesses.	3/12/2022 8:53 PM
53	Please stand up against the / protect us from the proposed cape rd warehouse AND the plain st hopedale warehouse. These will both be devastating. Neck hill rd is already a nightmare and a danger to residents and going past plain st on Hartford ave is terrible. Please oppose lights to help hopedale approve this development	3/12/2022 2:50 PM



Town of Mendon
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