

MENDON PLANNING COMMISSION MINUTES

April 7, 2014

Present: Bill Godair, Justin Lindholm, Neil Langer and Teri Corsones were present. Zoning Administrator Steve Cosgrove was also present for a portion of the meeting. The March 10, 2014 minutes were approved.

Robert Darrow Change of Use: Robert Darrow submitted an application to change the use of the residence located at 387 Cream Hill Road in Mendon to operate a one-bedroom bed and breakfast at the property. He also submitted a written designation of authority to Alison Darrow and Robert Armstrong to act as his agents at the hearing. A notice of public hearing was published in the Rutland Herald on March 22, 2014 and was posted in three public places in Mendon. Ms. Darrow and Mr. Armstrong provided a certificate of service indicating that they had mailed a copy of the notice of public hearing to the following adjoining landowners: Lee Brown and Susan Porter; Wright Family Irrevocable Trust; Toni Aveni and Michael Holmes; Anita Lobel; Charles Fowler Trust; Barbara Chandler-Jeromin; James Wakefield; and Carol French and Eleanor Morse. None of the adjoining landowners appeared at the hearing. During the course of the hearing, Mr. Armstrong realized that an additional landowner possibly adjoined a corner of the property. Members waived the necessity of providing advance notice of the public hearing to that potential adjoining landowner.

Ms. Darrow and Mr. Armstrong also provided a site plan depicting the subject property in relation to the adjoining landowners, and a site plan depicting the residence, 3-car garage and driveway in relation to Cream Hill Road. Lastly, they provided a letter from the Rutland City Fire Department that the change of use will not hinder the Department's ability to provide fire protection to the property.

No structural alterations are planned for the change of use; a downstairs bedroom will be utilized for the bed and breakfast. Water is supplied from a spring that gravity feeds the subject property. That spring provides water for this residence (which was built in approximately 1827) and a second residence on the property (which was built in the mid-to-late 1960's.) The total acreage comprises 29 acres, +/- . No modifications are planned for the existing septic system. No more than two guests at a time will occupy the bed and breakfast. Ms. Darrow and Mr. Armstrong have contacted the Department of Health, the Department of Taxes, and the Assistant Fire Marshal to obtain the necessary certifications and permits. They will begin operations as soon as all of the necessary documentation is in hand, and will deliver a copy of any certifications or permits to the Town Office for inclusion in their file. They anticipate a mostly week-end business.

With respect to section 503 of the Mendon Zoning Regulations, no adverse impacts on noise, glare or odors are expected. There is ample parking. Ms. Darrow and Mr.

Armstrong were informed that an application for a sign permit would need to be submitted prior to any signage being erected to advertise the business.

Bill Godair made a motion to approve the application. Neil Langer seconded the motion and the motion carried.

Paquette Property Management & Consulting, LLC: On November 4, 2013, this applicant had received approval for construction of a 40' x 100' storage unit building at 125 Valley View Drive off of U.S. Route 4. Steve Cosgrove reported that since that time, an adjoining landowner surveyed his property, and the applicant wishes to slightly re-locate the placement of the storage unit building in light of the newly-surveyed boundary line. Setback requirements would be met with the re-location. Members indicated that the slight re-location would not necessitate an application to modify the previous approval, so long as a new site plan with the re-location is submitted, showing the new setbacks, and so long as the re-location does not compromise the water line depicted on the original site plan.

Trust for Public Land: Teri reported that she learned from Kate Wanner that the Selectboard is submitting a letter of support for the acquisition of the Mendon Brook Property, and that the letter will be reviewed at the Selectboard's April 14, 2014 meeting. Teri will ask Sara Tully to provide a copy of the draft letter, and will let her know that Planning Commission members would like to attend the meeting to discuss the letter. Teri forwarded to Sara the comments provided by members following receipt of the plans that the Selectboard considered in its review of options for the Notch Road Slide and Bridge 22. Members elected to postpone the issue of whether to provide a letter of support for the acquisition until after the April 14, 2014 Selectboard meeting; the April 7 meeting will be continued until April 14 for that purpose.

Subdivision Regulations: Members would like to schedule the Planning Commission Public Hearing for the updated subdivision regulations for Monday, May 5, 2014 at 5:30 p.m. at the Mendon Town Office. Teri will prepare the summary and notice and Steve will mail the materials to the necessary parties.

The next regular monthly meeting of the Mendon Planning Commission is scheduled for Monday, May 5, 2014 at 5:15 p.m. at the Mendon Town Offices. The April 7 meeting is continued until April 14, for the reasons specified above.

Respectfully submitted,

Teri Corsones