

MENDON PLANNING COMMISSION MINUTES
March 11, 2013

Present: Phil Douglas, Neil Langer, Bill Godair, Justin Lindholm and Teri Corsones were present. Zoning Administrator Steve Cosgrove was also present. The February 4, 2013 Mendon Planning Commission Minutes were approved.

Jones Subdivision: Cort Jones was present on behalf of his parents, Joseph C. Jones and Anne J. Jones. He provided a written authorization from his parents, appointing him as their agent regarding the subdivision permit application. A Notice of Public Hearing was published in the Rutland Herald, posted in three public places in Mendon, and mailed to the following adjoining landowners: Susan Darrow Revocable Trust, care of Robert Darrow; Robert and Rebecca Evegán; United States Forest Service; John and Polly Wright; and Entrust New England, LLC. The notice was hand-delivered to Eleanor Morse. Robert Darrow was present as an interested person.

The subdivision application requests approval for a 17.2 acre +/- parcel to be subdivided from a 62 acre +/- parcel located at 776 Cream Hill Road in Mendon. The proposed subdivision qualifies as a minor subdivision. Cort asked that the Sketch Plan and Final Plat procedures be combined into a single hearing, pursuant to section 230.3 of the subdivision regulations. The procedures were so combined.

The 17.2 acre +/- parcel will be merged with property currently owned by Cortland and Suzanne Jones, located at 775 Cream Hill Road in Mendon, as depicted on that certain survey map prepared by Norman Smith dated January 17, 2002 and revised February 11, 2012 and entitled "Property of Cort and Suzanne Jones, Mendon, Vermont". Cort will provide a narrative description of the 17.2 acre +/- parcel, and will record a mylar of the survey when the deed from his parents is recorded. No development is planned for the 17.2 acre +/- parcel. Inasmuch as the parcel will be merged with the adjoining parcel, a separate access to the subdivided parcel is not necessary.

Justin Lindholm made a motion to approve the subdivision permit application as described above, subject to the applicant providing a narrative description of the subdivided parcel, and subject to the applicant obtaining any and all necessary state permits. Bill Godair seconded the motion, and the motion carried.

Mendon Subdivision Regulation Review: Ed Bove from the Rutland Regional Planning Commission provided a new draft of Articles 1 and 2 of the regulations for discussion. He will e-mail a revised draft, incorporating revisions made in the course of the discussion. Members also discussed the current definition of the "300 Foot Elevation District", and the possibility of clarifying the definition in light of enhanced mapping technologies that are now available.

The next meeting of the Mendon Planning Commission is scheduled for Monday, April 8, 2013 at 5:15 p.m. at the Mendon Town Office, instead of Monday, April 1, 2013, given holiday scheduling conflicts on April 1.

Respectfully submitted,

Teri Corsones