

Mendon Planning Commission Minutes
April 6, 2015

Present: Phil Douglas, Justin Lindholm, Bill Godair and Teri Corsones were present. Zoning Administrator Steve Cosgrove was also present for a portion of the meeting. Inasmuch as there was no meeting in March, 2015, there were no minutes from a prior meeting to review.

Moon Dance, LLC: Jim Grace was present on behalf of Moon Dance, LLC. Moon Dance, LLC is the owner of record of two adjoining parcels located at 545 Town Line Road in Mendon. One parcel comprises 10 acres and the other parcel comprises 90 acres. Mr. Grace would like to adjust the boundary line between the two parcels such that 6.7 acres from the 10 acre parcel would be added to the 90 acre parcel, resulting in the creation of a 3.3 acre parcel and a 96.7 acre parcel. The proposed boundary line adjustment is depicted on a survey map prepared by Timothy Hecei, dated Dec. 4, 1990. Boundary line adjustments are subject to Section 201(3) of the Mendon Subdivision Regulations.

Members reviewed the survey map. It includes the site for a new 4 bedroom single family residence on the proposed 3.3 acre parcel. Mr. Grace has obtained and recorded a Wastewater System and Potable Water Supply Permit for the construction. It approves an off-site in ground absorption trench-type wastewater disposal system and on-site drilled bedrock water supply well. Mr. Grace will provide Steve Cosgrove with a copy of the permit for his file.

The proposed boundary line adjustment does not create additional lots, increase the degree of nonconformance of an existing lot (the existing lots are conforming lots), do not substantially alter an approved subdivision plat or conditions of subdivision approval, and do not result in the creation of a major subdivision. The boundary lot adjustment has been surveyed, and notice was provided to the Planning Commission. Zoning Administrator Steve Cosgrove will issue an administrative permit for the boundary line adjustment.

Mendon Meadows, LLC: Stephan Suker is applying for an amendment to an existing site plan approval for property located at 1697 U.S. Route 4 in Mendon. He wishes to remove an existing 74' by 22' barn and replace it with a new 76' by 36' building that will resemble a barn. The application will be noticed for the May 4, 2015 meeting at 5:30 p.m.

Countryman's Pleasure: Steve Cosgrove received an inquiry about site plan review for the Countryman's Pleasure property on Town Line Road. In the event that he timely receives an application for the review, it will be noticed for the May 4 meeting at 6:00 p.m.

Mendon Planning Commission Membership: The selectboard has inquired about adding two new members to the Mendon Planning Commission, to replace two long-standing members who have been serving in an alternate capacity as of late due to work responsibilities. It is Teri's understanding that their work responsibilities are not likely to be lessened, and that they have no objection to stepping down at this time. The members spoke highly of the many contributions that each of the two long-standing members has made to the Mendon Planning Commission and to the Town of Mendon during their tenure on the Planning Commission. Teri will report the same to the selectboard before the April 13 selectboard meeting.

The next meeting of the Mendon Planning Commission is scheduled for Monday, May 4 at 5:15 p.m. at the Mendon Town Office.

Respectfully submitted,

Teri Corsones