

Mendon Planning Commission Minutes (Draft)
May 4, 2015

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

Mendon Meadows, LLC: Steve Suker was present on behalf of Mendon Meadows, LLC, the owner of property located at 1697 U.S. Route 4. Mr. Suker submitted an application to modify the site plan approval granted on March 2, 1992, to take down an existing 74' by 22' barn and to replace it with a new 76' by 36' barn. Mr. Suker submitted copies of the notices he provided to adjoining landowners Thelma Barrows, Nayla, LLC, Mildred Steingress Trust, Steven and Brigit Bigwood, John R. Suker Estate, and Marcia Bruce. Steven Bigwood and Roland Fauscher were present in support of the application.

Mr. Suker noted on the site plan the setback distances that will be associated with the proposed construction; each distance exceeds the setback requirements set forth in Section 303 of the Mendon Zoning Regulations. The height of the proposed building also comports with maximum building height requirements of the section. With respect to Section 503 Site Plan Review General Standards, the proposed use of the new barn will not change from the current storage use. Given the storage use, no water or sewer usage is anticipated for the building. No adverse impacts on adjacent properties from noise, light, odor, water runoff or excess refuse will result from the project. The landscaping will remain the same. Mr. Suker anticipates finishing the construction late this year; he will remove the existing barn when the new construction is scheduled to begin. The color of the new building will be similar to the existing structure. The design is a classic barn style design. Mr. Suker will verify with the state what permits are needed, including a Labor & Industry Permit and a Vermont Energy Certificate. Mr. Suker has not yet obtained a written statement from the Rutland City Fire Department that adequate fire protection is available for the proposed building, as required by Section 503(d)(5).

Justin Lindholm made a motion to approve the application, subject to the applicant obtaining any and all necessary state permits, and subject to the applicant obtaining and filing a written statement from the Rutland City Fire Department as described above. Bill Godair seconded the motion and the motion unanimously passed.

Chimayo, LLC: Timothy McBain came to the meeting to indicate that he has obtained an filed the following permits referenced in the September 8, 2014 minutes, a Wastewater

System and Potable Water Supply Permit WW-1-2689 dated April 10, 2015, a Vermont Division of Fire Safety Construction Permit dated October 17, 2014, a Vermont Department of Environmental Conservation Notice of Intent for the Discharge of Stormwater Runoff dated March 17, 2015 and a Vermont Drinking Water and Groundwater Protection Division Source Construction Approval dated April 3, 2015. He anticipates receiving the Agency of Transportation Access Permit in a day. Mr. McBain asked that the Planning Commission confirm to Zoning Administrator Steve Cosgrove that the necessary permits are now in hand, so that the Zoning Permit application can be approved. Members indicated that they could not confirm as much until the Agency of Transportation Access Permit is included in the file, and agreed to continue the meeting until Thursday, May 7 in order to review the permit. Mr. McBain will e-mail the permit when it's received (anticipated on May 5, 2015), so that it is available for review on May 7. Teri will also e-mail a copy of the draft minutes to those persons who attended the public hearings associated with the original application as a courtesy, so that they are aware of the status of the various permits.

The May 4, 2015 meeting is continued to May 7, 2015 at 5:15 p.m. in accordance with the above.

Respectfully submitted,

Teri Corsones