

**Mendon Planning Commission Minutes (Draft)**  
**June 6, 2016**

**Present:** Justin Lindholm, Phil Douglas, Fred Bagley, Nicole Kesselring, Bill Godair and Teri Corsones were present. Inasmuch as there was no meeting in May, 2016, there were no draft minutes to review.

**Mendon Town Garage Site Plan Amendment Application:** Phil Douglas was present regarding the application submitted by the Town of Mendon to amend the site plan approval previously issued for the "Town Garage Property" located at 157 Park Lane, in order to construct a new 85' x 70' salt shed adjacent to the existing salt shed. A notice of public hearing was published in the Rutland Herald on May 24, 2016, and posted in three public places in Mendon. Mr. Douglas submitted a copy of the notice and letter sent to the following adjoining landowners on May 23, 2016: HS Mendon, LLC; Edward and Paula Cahill and Annette and Kevin French; Sharon Merrill; Barry and Nancy Merrill; Frank Grillo; Lawrence and Terry Bridge and Nancy Merrill; Lawrence and Tamila Bridge; Thomas and Nancy Buzzell; and Philip and Judy Douglas. No adjoining landowners (except for Philip Douglas in his Mendon Planning Commission capacity) appeared at the hearing.

Information regarding the desirability of constructing a new salt shed was presented at the Mendon Town Meeting on March 8, 2016. A copy of the three-page document entitled "Proposed Salt & Sand Shed" that was discussed at the Town Meeting is attached to these minutes. It includes detailed History, Findings and Determination sections that, in summary, provide that the 30-year-old existing salt shed is unsafe for storing sand and salt, the cost to repair the existing shed is similar to the cost of constructing a larger and superior steel and fabric structure, and the construction of a new structure will allow the old structure to be used for covered cold storage, resulting in additional space available for covered heat storage in the Town Garage. The Town approved the proposed construction, subject to the color of the new construction being of a shade of green that would blend in with surrounding scenery.

With respect to the application to amend site plan approval, Mr. Douglas submitted a Site Plan entitled "Maintenance Building and Salt Storage Shed for Town of Mendon" dated September 9, 1985 and revised September 14, 1985. The Site Plan was further revised to depict the location of the proposed construction and alternative additional parking. The property is located in the Village District. The proposed construction is a permitted use in the Village District, inasmuch as it falls within the "community owned and operated institution and facility" category. The proposed location for the construction, west of and adjacent to the existing shed, meets all zoning regulations for the Village District, except possibly the maximum building height regulation. The maximum building height in the Village District is 30' – 35'. The height of the new construction would be approximately 35" high in the middle of the building. It would not be feasible to have a lower building

height, in order to safely dump salt and sand from the size of the delivery trucks needed for the loads involved.

With respect to Section 501 site plan review criteria, there is an adequate parking and loading area. Vehicular and pedestrian circulation are not an issue. With respect to landscaping and screening, members requested that future tree cutting be kept to a minimum, so that removing trees would not expose the building to visual impact. No adverse impacts on adjacent properties from noise, light, odor, water runoff or excess refuse are anticipated. There will be one interior flood light and one exterior security light. Act 250 Coordinator Bill Burke has indicated that Act 250 review is not needed.

Nicole Kesselring made a motion to approve the application to amend the current site plan approval, subject to the side panels of the new construction being of a forest green color, and subject to a provision that future tree cutting not expose the building visually. The motion also included an acknowledgement that the height of the building may slightly exceed 30-35', if necessary to accommodate the delivery needs associated with salt and sand deliveries. Justin Lindholm seconded the motion and the motion carried. Phil Douglas abstained from the vote, given his involvement in the Town's proposal.

**Miscellaneous Zoning Questions:** Fred Bagley had inquired about the status of several signs on abandoned properties, and whether the owners had been advised that the signs were in violation of sign ordinances. Zoning Administrator Steve Cosgrove was not able to attend the meeting, but had reported to Teri that he had so notified the specific owners. Members suggested making reference to the Route 4 Scenic Bypass designation in the next revisions to the Mendon Town Plan. Teri will ask Sara about the timing for the next round of grant funding for revisions to town plans.

The next meeting of the Mendon Planning Commission is scheduled for Monday, July 11, 2016, at 5:15 p.m. at the Mendon Town Office, given the 4th of July holiday falling on the first Monday of the month.

Respectfully submitted,

Teri Corsones

# PROPOSED SALT & SAND SHED

## HISTORY

The existing town salt/sand shed was constructed in 1985. The lower 12 feet of the building consists of a cast-in-place concrete wall, with steel framed metal shed sidewalls and roof on top of the concrete. Thirty years of constant storage of salt has eroded the cast-in-place concrete sidewalls to the point where the interior concrete is crumbling and the reinforcing steel is showing. The deterioration has led to an unsafe condition for the continued storage of sand and salt. The metal sidewalls have also rusted to the pointy where multiple repairs are necessary.

In May of 2011 structural engineer Steven Banik, PE was hired to evaluate the structural integrity of the shed. As a result of the recommendations by Banik, contractors were asked for proposals to make the repairs suggested in the Banik report. A wide range of bids was received, resulting in the town deciding to have Dubois & King look at the shed and prepare a more comprehensive evaluation and report. In May of 2015, the engineering firm of Dubois & King was hired to evaluate the condition of the existing shed and to prepare a report with recommendations for the repair or replacement of the shed.

The Dubois & King report determined that the building was not unsafe to occupy as long as no salt or sand was loaded against the sidewalls. The size of the existing shed and the yearly requirement for sand and salt requires that materials be stacked against the sidewalls in a minimum of two deliveries each winter in order to meet the town's demand. That fact led to the town deciding to consider the construction of a new, larger shed that would allow for the storage of the total winter sand and salt demand in one delivery instead of multiple deliveries.

The Dubois & King report determined that repair of the existing undersized shed would cost in the neighborhood of \$243,000. A replacement of the existing shed was estimated to cost \$509,000. The popularity of steel and fabric salt/sand storage sheds led the town to investigate the construction of a new shed and the costs associated with a steel and fabric structure.

## FINDINGS

The town currently uses an average of 600 tons of salt and 1700 tons of sand in a typical winter season. The size of the existing salt/sand shed requires that the town take a minimum of two deliveries of sand and salt due to the limited capacity of the existing shed. The existing shed also requires that the sand and salt be piled high against the concrete walls. Stacking the sand and salt that high on the walls, results in a less than desirable operation of the loader used in

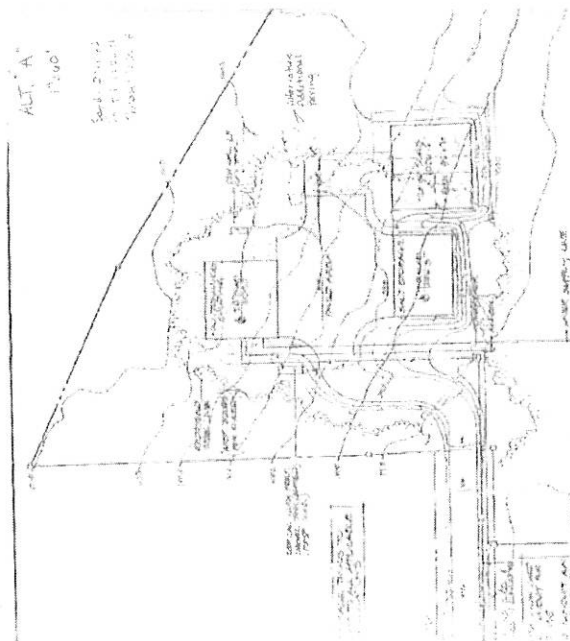
the stacking. The sizing a new shed was based on not having to stack the sand and salt vertically on the side walls. The proposed new shed size was based on zero stacking against any side walls. Investigation by town staff determined that the steel frame and fabric style construction has several advantages over the style construction used in the existing shed.

- The cost of a steel and fabric structure is approximately ½ of that of a cast-in-place concrete with steel top structure;
- The site work required for preparation of the steel and fabric structure can be done by the town staff as opposed to a contractor;
- The time of construction is much less for a fabric and steel structure due to the materials used;
- The operational life of a steel and fabric structure is equal to that of a steel framed steel or wood structure;
- The new structure will allow the building to be enlarged so that no stacking against the sidewalls is required, resulting in a safer operation by the town staff.

The construction of a new sand and salt shed will allow the town to use the existing structure, after some minor repairs, for covered cold storage...something that is desperately needed for miscellaneous equipment that currently must be stored outside in the open. The existing heated garage has limited storage space. The ability to use the existing salt shed for covered storage will free up the garage for equipment that requires heated storage.

The existing site was examined for possible location of the new shed by Road Commissioner Bill Ellis and Phil Douglas, PE. Douglas prepared a site maps with two possible layouts for presentation to the Select Board. After a field of both layouts it was determined that placing the new shed west to the existing shed made the most sense. An estimate of the proposed cost of the new construction was prepared by Douglas and Ellis using the Work & Landscape Cost 33<sup>rd</sup> Edition and presented to the Select Board.

The proposed structure requires approximately ¼ acre of cleared, prepared ground. This work will be done by town staff. The base of the structure will be pre-



structure requires approximately ¼ acre of cleared, prepared ground. This work will be done by town staff. The base of the structure will be pre-

structure requires approximately ¼ acre of cleared, prepared ground. This work will be done by town staff. The base of the structure will be pre-

cast concrete blocks made locally. They will be tied together with steel strapping bolted into the blocks. The blocks will be stacked three-high, with 12" buried in the ground, for a base height of 5 feet. The steel structure for the fabric building will then be bolted to the stacked block structure. The building will be enclosed on four sides with a 25' opening in the front side as a door. The structure will be approximately 35' high at the middle of the building. There will be electricity and lighting run to the new structure. The floor will be asphalt concrete paving. The area leading to the new entry will also be paved out to the existing pavement. The estimate of costs is attached for the reader's information.

#### **DETERMINATION**

It was determined that a new or repaired structure is required. The cost of a new larger steel and fabric structure is approximately the same as repairing the existing undersized structure. The construction of a new structure will allow the old structure to be used for covered cold storage, resulting in additional space available for covered heated storage in the garage. Certain minor repairs to the existing garage and salt shed should still be made at the same time the new construction takes place.