

Mendon Planning Commission Minutes (Draft)
September 14, 2015

Present: Justin Lindholm, Bill Godair, Phil Douglas and Teri Corsones were present. Zoning Administrator Steve Cosgrove was also present for a portion of the meeting. Inasmuch as no hearings were noticed for the August meeting, there were no minutes to approve.

Mendon Town Plan Review: Ed Bove, the Executive Director of the Rutland Regional Planning Commission, was invited to come to the meeting to offer his recommendations regarding updates to the Mendon Town Plan. The Town Plan was last re-adopted on December 13, 2010, and is due to be re-adopted by December 13, 2015.

Mr. Bove indicated that the Town Plan largely meets current statutory requirements. He had five recommendations: (1) Add "non-regulatory tools" to the implementation section on page 1; (2) Combine the "Utilities" text on page 8 with the "Utility and Facility Plan" section on page 16; (3) Add information regarding Mendon's "Flood Hazard Overlay District" to the "Emergency Management and Hazard Mitigation" section on page 9; (4) Address solar electricity facilities in the "Energy Plan" section on page 18; and (5) Update the data from the most recent census data. Mr. Bove provided some templates for the implementation strategies, flood resilience elements, and solar electricity facilities.

Teri will circulate draft revisions based on members' discussion for Mr. Bove's review next week. The timeline for the 30 day notice requirements for the Planning Commission and Selectboard public hearings will be met by holding the Planning Commission public hearing on November 2, 2015, and by holding the Selectboard public hearing on December 7, 2015, scheduled on the same dates as the usual monthly meetings for those bodies.

Paquette Property Management & Consulting, LLC: Nick Paquette was present on behalf of Paquette Property Management & Consulting, LLC regarding its application to modify the site plan approval for the installation of solar electric renewable energy panels on the roof at the office building at 125 Valley View Drive off of U.S. Route 4 in Mendon, Vermont. The Notice of Public Hearing was published in the Rutland Herald and posted in three public places on August 25, 2015. David Bonta, from USA Soalr Store, had provided a statement that he hand-delivered the notice to the following adjoining landowner properties on August 25, 2015: The Nordic Inn; Vera's Associates; and Marsha Bruce.

Mr. Paquette referred to the site plan entitled "Paquette 125 Valley View Mendon VT May 15, 2015" drawn by Allan Hopkins, depicting the buildings situated at 125 Valley

View Drive. He plans to install 168 solar panels on the roof of the office building, so as to meet the state code setbacks from the rear and side edges. The pitch will be 1/2 " per foot. There will be 4 solar edge inverters and 82 optimizers. The roof is standing seam, and the racking attaches by clipping to the standing seams.

In terms of the site plan review criteria set forth in section 501 of the Mendon Zoning Regulations, parking, loading, and vehicular and pedestrian circulation and landscaping are adequate given the intended use. There are not any adverse impacts on adjacent properties from noise, light, odor, water run-off or excess refuse.

Justin Lindholm made a motion to approve the application, Bill Godair seconded the motion and the motion carried.

The next meeting of the Mendon Planning Commission is scheduled for Monday, October 5, 2015 at 5:15 p.m. at the Mendon Town Offices.

Respectfully submitted,

Teri Corsones