

## **Mendon Planning Commission Minutes April 1, 2019**

**Present:** Justin Lindholm, Phil Douglas, Neil Langer (by phone) and Teri Corsones were present. The minutes of the March 11, 2019 Mendon Planning Commission meeting were approved with no changes.

**Wakefield Subdivision:** BJ Wakefield was present for the hearing noticed for an application submitted by her husband, James Alvin Wakefield, to amend a subdivision permit that was issued on July 10, 2000. The permit approved a two-lot subdivision of a 5.4 acre parcel owned by Mr. Wakefield on Cream Hill Road in Mendon. The resulting lots comprised 3.4 acres and 2 acres, respectively. The permit required the recording of a mylar survey map within 90 days, but the mylar survey map was not recorded within that timeframe. The application to amend the permit seeks permission to record the mylar survey map at this time, in order to correct the timing issue of the original recording and to confirm the validity of the original subdivision permit. A mylar survey map dated July 10, 2000 prepared by R.B. Spencer, entitled Lands of James Alvin Wakefield, Cream Hill Road, Mendon, was provided at the hearing. It depicts the two subdivided lots at issue.

The relevant Notice of Hearing was published in the Rutland Herald on March 16, 2019, and copies of the Notice were posted in three public places in Mendon on the same date. Attorney Jack McCamley provided a letter dated April 1, 2019 in which he certified that on March 20, 2019 he mailed a copy of the Notice of Hearing and the requisite adjoining landowner letter by depositing the same in the United States mail, first class postage prepaid to each of the adjoining landowners identified and at the addresses listed in the "100 foot Abutters List Report" provided by the Mendon Town Office. The adjoining landowners include: Barbara Chandler-Jeromin; Charles E. and Carol M. French; Alexander C. and Andrea A. Johnson; Charles E. Fowler Trust (c/o M.J. Edds); and Michael Heald and Wendy Scott Pallotta.

None of the adjoining landowners appeared in order to object at the hearing. Phil Douglas made a motion to approve the application to amend the original subdivision permit, Justin Lindholm seconded the motion, and the motion carried. The mylar survey map will be re-recorded in the Mendon land records in order to correct the timing issue of the original recording, and to confirm the validity of the original subdivision permit.

**Mendon Town Plan Review:** Ed Bove and Amanda O'Connor from the Rutland Regional Planning Commission were present to continue the review of the Mendon Town Plan with members. The sections that were reviewed included:

Economic Development – a remaining question is whether to relocate the section and whether a specific economic goal should be included in the opening town goals.

Water Resources - Amanda provided a Mendon Vermont – Water Resources Map that includes Wetlands, Source Protection Areas (ground water and surface water), Rivers and Streams, and Flood Hazard Zones. A water resources action item should be added to the end of the Natural Resources section.

Steep Slopes – Amanda will send Justin additional information about viewsheds with the goal of identifying the significant viewsheds in Mendon.

Transportation – add a statement to highlight the increased importance of The Bus service along Route 4, and modify the VTrans Public Crash Data for ease of reading.

Energy – remove mention of Act 174.

Housing – clarify the use of the 2000 and 2010 data versus use of the American Community Survey data.

Flood Resiliency – incorporate language around riparian zones.

Amanda will incorporate the recommended changes into a new draft that she will circulate to members for their review and input before the next meeting.

The next meeting of the Mendon Planning Commission is scheduled for Monday, May 6, 2019 at 5:15 p.m. at the Mendon Town Office.

Respectfully submitted,

Teri Corsones