

**Mendon Planning Commission Minutes (Draft)**  
**January 6, 2020**

**Present:** Justin Lindholm, Fred Bagley, Phil Douglas, Gary Sihler and Teri Corsones were present. The draft December 2, 2019 minutes were approved as written.

**Mendon Town Plan:** Teri learned from Sara that the modified Mendon Town Plan has not yet been noticed for a public hearing. Teri asked Sara to notice the public hearing for a date as soon as possible following the passage of the requisite notice period. Members reviewed their schedules and are willing to attend a public hearing separate from the regular monthly MPC hearing that's scheduled for February 3, 2020. Teri will request a public hearing be scheduled during the week of February 17, 2020.

Teri spoke with Barbara Pulling at the RRPC about her availability to continue the discussion of an Enhanced Energy Plan, perhaps at the February 3, 2020 meeting. Barbara suggested connecting with Ed Bove to see what he recommends regarding further consultations. Teri will do so before the February 3 meeting.

**AT&T Wireless Communication Facility:** Teri reported that she contacted the Town Office immediately following the December 2 MPC meeting when members first learned of the A T & T application. She learned that the Select Board was unaware of the application, and had not received a physical packet. She contacted the applicant's attorney, and a physical packet has since been provided to the Select Board. Teri also relayed members' serious concerns following their preliminary review of the application, as referenced in the December 2, 2019 MPC minutes.

Select Board Chair Dick Wilcox was present to update members regarding what he and the Select Board members have learned to date regarding the A T & T proposal. Members thanked him and the Select Board for following through on the MPC request that the Town retain an attorney with expertise in PUC matters, and that the Town request a public meeting with the applicant and with the PUC as soon as possible and prior to the application being filed.

Dick reported that a request for a meeting was made and that a public meeting will be scheduled. Given the numerous issues surrounding the balloon test referenced in

the applicant's materials, another balloon test will be scheduled. The public meeting will take place after the new balloon test. As such, the date of the public meeting will be scheduled once the balloon test date is determined.

The Select Board members share the serious questions that the MPC has regarding the application, including but not limited to the question of why a project of this size and scope is being proposed in such an objectionable location. Members are not aware of service issues in Mendon, but are aware of long-standing service issues in neighboring Chittenden. It is members' understanding that Chittenden would welcome a telecommunications tower and would welcome improved cell service that is sorely lacking in Chittenden. Although the applicant's materials reference first responders and service issues, members are not aware of any service issues affecting first responders in Mendon.

Another serious issue concerns the certain adverse impacts this project would have on aesthetics not only in Mendon but in surrounding towns. Its proposed location in the Ridgeline Overlay District, specifically designed to prohibit this type of intrusion in sensitive areas, is especially troubling.

Members noted as well the serious environmental concerns associated with the proposed 1,250 long gravel road with its alarming grades and its highly questionable structural integrity.

Justin Lindholm and Fred Bagley attended the site visit on December 5. They indicated that there are many issues with the site. It will be critical to organize volunteers to gather data and information to ensure that all of the issues are made known to the public and to the PUC. Members are very willing to enlist the many Mendon residents who have shown a willingness to step up and be helpful resources when needed. Members also discussed the role of the press in ensuring as much public awareness of the situation as possible.

The next regular meeting of the Mendon Planning Commission is scheduled for Monday, February 3, 2020 at 5:15 p.m. at the Mendon Town Office.

Respectfully submitted,

Teri Corsones