

Mendon Planning Commission Minutes (Draft)
August 2, 2021

Present: Justin Lindholm, Phil Douglas, Gary Sihler and Teri Corsones were present in-person at the Mendon Town Office. The July 13, 2021 MPC minutes were approved as written.

Enhanced Energy Plan: Barbara Noyes Pulling from the Rutland Regional Planning Commission phoned in to the meeting to review the latest draft of the Enhanced Energy Plan. She explained the distinction between “known constraints” and “local constraints”, and recommended making adjustments to several of the earlier edits in light of that distinction. She explained that energy generation facilities are not likely to be developed in “known constraint” areas due to the presence of natural resources that are already regulated at the federal, state or local level. “Local constraint” areas are where renewable energy generation could be discouraged. Included in the “local constraints” category are: scenic vista; the Route 4 Viewshed Corridor; the Ridgeline District; Conservation Districts 1 and 2; the Current Use parcels; and any Designated Historic Sites in Mendon.

Barbara recommended that references to different scenic vistas that appear a number of times in the Mendon Town Plan should be cited in the Enhanced Energy Plan. Similarly, references to the Ridgeline Overlay District and other prominent ridgelines that appear in the Mendon Town Plan should be included, as well as additional information in the Mendon Town Plan regarding the Conservation Districts 1 and 2. The official description of the Route 4 Viewshed Corridor should also be cited, as well as the specific Designated Historic Sites identified in Mendon.

With regard to the suggestion to add “Bear Wintering Areas” to the list of constraints, Barbara indicated that specific data or documentation would need to be provided. With regard to the suggestion about screening requirements, Barbara indicated that screening requirements for other types of development would need to be present in the Mendon Zoning Regulations. The rest of the suggested edits, including references to the Alpine Pipeline, have been incorporated.

Phil indicated that it would be helpful to have updated mapping. Barbara said that the RRPC should be able to provide updated mapping before the next MPC meeting.

Members requested that an introduction similar to the introduction in the Proctor Enhanced Energy Plan be included in the next draft, to make clear that the projections in the Plan are based entirely on the state's projections, versus based on any projections that Mendon developed or claims.

The next meeting of the Mendon Planning Commission is scheduled for Monday, September 13, 2021 at 5:15 p.m. at the Mendon Town Office, given the conflict on the first Monday in September with the Labor Day holiday.

Respectfully submitted,

Teri Corsones