

**Mendon Planning Commission Minutes (Draft)**  
**September 12, 2022**

**Present:** Fred Bagley, Justin Lindholm and Teri Corsones were present. Mendon Zoning Administrator Susannah Loffredo was also present for a portion of the meeting.

**Zoning Map Update:** Teri relayed that Sara emailed that Steve Schild from the Rutland Regional Planning Commission recently indicated that it's possible to update the Mendon Zoning Map with more recent parcel data. (The map was originally adopted in 1994 and updated based on 2008 parcel data.) There is also an issue with properties that are now state and federally owned, such as the Jim Jeffords State Forest. Steve indicated that there are multiple options to update the map. It appears that it's possible that the map could be updated in conjunction with general updates to the Zoning Regulations that the MPC is contemplating.

Justin indicated that updating the map would be very beneficial. Teri will connect with Sara for more particulars about the map updates.

**Local Hazard Mitigation Plan:** Teri relayed that Sara has indicated that the approval process for the Local Hazard Mitigation Plan involves scheduling a presentation of the Plan at the November 7 MPC meeting. There would then be a public comment period until a Select Board meeting on November 28. An approved plan could then ideally be submitted by mid-December to Vermont Emergency Management for review under current FEMA criteria. New FEMA criteria will go into effect in January 2023.

**Proposed Building Ordinance:** Susannah has prepared a draft "Dangerous & Vacant Building and Property Ordinance", based on other local ordinances designed to address "public nuisances, health and safety hazards and other harmful effects that arise from vacant and dangerous buildings, structures and properties" in Mendon. The draft includes a Purposes Section, Building and Property Maintenance Standards, an Abatement of Dangerous Buildings and Properties Section, an Appeals Section, and a Penalty and Enforcement Section. Members asked if the draft would only apply to vacant buildings and Susannah indicated that it could also apply to occupied properties. Teri indicated that she had spoken with a representative from the Vermont League of Cities and Towns, and VLCT could

review any draft ordinances for compliance with state statutes. Members thanked Susannah for her work on the draft and will review the draft for more discussion at the October meeting.

**Zoning Regulation Review:** Members asked Susannah if there are particular zoning regulations that she would like to be addressed during the general zoning regulation review. Susannah indicated that she has found it challenging to attempt to address various complaints under Zoning Regulation Section 402. Members will review the section with an eye towards clarification. Susannah also asked for clarification regarding solar arrays, and whether they are considered a structure under the current regulations.

The next meeting of the Mendon Planning Commission is scheduled for Monday, October 3, 2022 at 5:15 p.m. at the Mendon Town Office.

Respectfully submitted,

Teri Corsones