

Mendon Planning Commission Minutes (Draft) November 7, 2022

Present: Fred Bagley, Justin Lindholm, Phil Douglas, Gary Sihler, Dick Howe and Teri Corsones were present. The October 3, 2022 draft minutes were accepted as written.

Local Hazard Mitigation Plan: Steffanie Bourque and Maggie O'Brien from the Rutland Regional Planning Commission were present to review and discuss Mendon's draft Local Hazard Mitigation Plan (LHMP). The presentation was based on a working draft of the LHMP dated November 7, 2022 that was noticed on the MPC Agenda. Steffanie noted with appreciation how much time and effort the Mendon LHMP Team, including Larry Courcelle, Fred Bagley, Lema Carter, Bill Ellis and Justin Lindholm has devoted to the Plan's preparation. The Team has met once a month since April to develop a Plan with the goal of providing a natural hazards local mitigation strategy to make Mendon more disaster resilient and more resilient after a disaster.

Steffanie noted that the top three hazards identified in Section 5 of the Plan are flash flooding, high winds and cold/snow/ice. She explained that the identified hazards inform the hazard mitigation strategy outlined in Section 6, including potential mitigation actions. Phil inquired about the risk assessments associated with the probability of flash flooding versus the probability of inundation as depicted in Table 4 on page 8 of the Plan. Steffanie referred to Table 5 on page 18 regarding ways to mitigate against each risk. She noted that the Mendon Road Crew has already undertaken many of the recommended measures to implement the mitigation actions. Table 7 describes how the Plan will be monitored, evaluated and periodically updated. The Plan is to be renewed every five years.

Steffanie explained that the next steps involve gathering public comment through November 28, when the selectboard will meet to review the Plan and any comments before state approval. FEMA is then responsible for final approval. Justin asked that the Town be mindful of the cost of hazard mitigation measures. Members thanked Steffanie and Megan for their presentation and assistance throughout the LMHP process.

Proposed Building Ordinance: Teri shared input that Mendon Board of Zoning Adjustment Chair Jack Kennelly provided regarding the draft "Dangerous &

Vacant Building and Property Ordinance” discussed during the October meeting. Jack would prefer that the issues prompting the draft would be addressed through revisions to Section 402 of the Mendon Zoning Regulations. He provided suggested revisions, including: deleting “or otherwise objectionable” from the introductory section; clarifying that either the applicant or the owner or occupant charged with a violation of the section bears the burden of proof of compliance; revising the term “soiling” in subpart 3; adding a “Dangerous Building or Premises” section; adding a referral to the BZA to determine if a violation has occurred; and clarifying that an accrual of fines shall not occur until there’s a determination by the ZBA that there was or is a violation.

Susannah was not able to be present at the meeting but had indicated that she was in agreement with Jack’s suggested revisions. Members will include Section 402 and the suggested revisions in their general review of the Mendon Zoning Regulations in the coming months.

Community Center: Teri shared an update from Megan Smith regarding the possibility of a Community Center in conjunction with the Mendon on the Move work in which many local volunteers have been involved. The engineering studies have been completed on the land that the Town owns. An estimate of \$1 million to build a community center at that location has been provided. Another possibility is the Flannels Restaurant location. Megan is compiling the results of the community survey. She has also asked that ARPA funds be set aside to use as matching money for grants and that request is being considered. Megan plans to schedule a meeting to discuss more details after November.

Zoning Administrator Position: Susannah Loffredo has tendered her resignation as Zoning Administrator, effective November 22, 2022. Members expressed their appreciation to Susannah for all that she has accomplished during her tenure. Teri will ask for an exit interview. Gary Sihler also indicated that he will not be seeking another term on the MPC, when his current term ends in March. Members expressed their gratitude to Gary for his many contributions to the MPC.

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

Respectfully submitted,

Teri Corsones