

Mendon Planning Commission Minutes (Draft)
February 6, 2023

Present: Fred Bagley, Justin Lindholm, Gary Sihler, Dick Howe and Teri Corsones were present. The January 9, 2023 draft minutes were accepted with no changes.

Signage Violations: Section 704 of the Mendon Zoning Regulations provides: “Any sign or sign plaza, including the physical structure thereof and the lettering thereon, shall be removed by the owner of the property upon the request of the Zoning Administrator if it has not been lawfully utilized as outdoor advertising with respect to a business on the property for a period of nine (9) consecutive months from the date of non-use. If the owner does not remove the sign after written notice from the Administrative Officer to the owner, the town may remove the sign and charge the owner the reasonable costs of such removal.”

In his capacity as Interim Zoning Administrator, Fred sought guidance from the VT League of Cities and Towns regarding the removal of signs that are in violation of the zoning regulations. VLCT recommended contacting the property owner with the date and time of the removal, making reference to the zoning regulation at issue and providing contact information for someone at the town office for the property owner to contact in advance of the removal date. The VLCT Underwriting Department also provided guidance.

Fred reported that the owner of the Snow Angel property has indicated that the Snow Angel sign will be removed. Fred has not heard back from the owner of the Edelweiss property. It’s unclear if the Town Office has a current address for the owner. The Edelweiss sign includes concrete filled steel pipes set in concrete. There may also be electrical conduits in the concrete. Fred will go to the Select Board to explore ways to tighten up this area of regulations.

Hughes Subdivision Application: Fred reported that Douglas Hughes is in the process of applying for a subdivision permit for property that he owns on South Mendon Road. He anticipates submitting the necessary paperwork in time for a noticed hearing in March.

Driveway Regulations: Members briefly discussed the interplay between regulations governing the steepness of driveways in Section 317(6) of the Mendon Zoning Regulations concerning lands in the Ridgeline District and the provision in Section 408 that provides that grades of driveways are subject to town standards. Teri will ask Road Commissioner Bill Ellis to comment.

Mendon Town Report: Teri provided a draft of the Planning Commission Report for the 2022 Mendon Town Report. In addition to an explanation of the MPC's jurisdictional authority, the report notes the work that the MPC did regarding the Mendon Enhanced Energy Plan that received regional approval in April, 2022, and the work that the MPC did with the Mendon Hazard Mitigation Planning Team regarding the Local Hazard Mitigation Plan that has been submitted to Vermont Emergency Management for approval.

The report also notes with deep appreciation the many invaluable contributions that out-going MPC member Gary Sihler made to the MPC during his years of service.

The next meeting of the Mendon Planning Commission is scheduled for Monday, March 13, 2023 at 5:15 p.m. at the Mendon Town Office, given the conflict that falls on the first Monday in March because of the Mendon Town Meeting.

Respectfully submitted,

Teri Corsones