

Mendon Planning Commission Minutes (Draft)
June 5, 2023

Present: Fred Bagley, Phil Douglas, Justin Lindholm, Dick Howe, Lisa Swett and Teri Corsones were present. Zoning Administrator Steve Ellerin was also present. The draft May 1, 2023 minutes were approved with no changes.

Camping Restriction Questions: Members discussed a May 31, 2023 Rutland Herald article which raised the possibility that persons who are exiting the state's hotel voucher program may seek to camp in small towns in Rutland County. Teri noted that section 301(a)(7) of the Mendon Zoning Regulations prohibit occupancy of a dwelling not connected with a permitted wastewater system for dwelling purposes. Section 1001(a) prohibits land development without a zoning permit. "Development" is defined in the Regulations as construction or relocation of any structure and "structure" is defined as an assembly of materials for occupancy or use. The Zoning Regulations therefore require a zoning permit before someone can occupy a structure for dwelling purposes, and persons who occupy a structure not connected to a wastewater system are in violation of the zoning regulations.

Members also discussed camping restrictions in public lands in Mendon, including lands in the Rutland City Watershed, in the Aitken State Forest and in the Green Mountain National Forest. It's believed that there are restrictions as to the number of days and locations where camping is allowed, as well as restrictions regarding overnight parking, but it's unclear what the specific restrictions are. It's also unclear how the restrictions are enforced. Fred will check with National Forest and State Forest personnel and Teri will check with Rutland City and report back at the next meeting as to the specific restrictions. Fred will also attend an upcoming Mendon Select Board meeting where the topic is on the agenda.

Hughes Building Permit: Steve reported that he is waiting to hear back from Mr. Hughes regarding his discussions with the Rutland City Fire Department regarding accepted methods for fire control given the access issues with the driveway.

Mendon on the Move: The "Mendon on the Move" group is circulating a flyer for an upcoming public hearing scheduled for June 21 at 5:00 pm at the Rutland Regional Planning Commission office in Rutland. Remote participation is also an

option. The purpose of the meeting is to gather comments and input for a U.S. Route 4 Scoping Study that the consulting group VHB is undertaking. Input is sought particularly regarding “access and safety with a key focus on traffic calming, access management, bicycle, pedestrians, and snowmobile crossings, public transit accessibility, intersection operations, and right of way impacts.” Members were asked to publicize the opportunity, particularly among Roue 4 business owners.

The next meeting of the Mendon Planning Commission is scheduled for Monday, July 10, 2023 at 5:15 p.m. at the Mendon Town Office, given conflicts with a July 3 meeting and the 4th of July holiday.

Respectfully submitted,

Teri Corsones