

Mendon Planning Commission Minutes (Draft)
May 1, 2023

Present: Dick Howe, Lisa Swett and Teri Corsones were present. Zoning Administrator Steve Ellerin was also present. The draft April 3, 2023 minutes were approved with no changes.

Hughes Building Permit: Steve Ellerin is processing the building permit application for the house that Mr. Hughers plans to construct on the property that was the subject of his subdivision permit application. Steve learned from the Rutland City Fire Department that there is a question about accessibility. He will inform Mr. Hughes of the issue.

Mendon Zoning Regulations: Members reviewed the list of suggested comments and possible amendments to the zoning regulations that Fred Bagley provided in advance of the meeting. There was an issue with the formatting of the comments and suggested amendments, making it difficult to follow all of the suggestions. Teri will seek to correct the formatting and provide a new copy for members to work with before the next meeting.

Suggested changes that were discussed included:

1. Revise the cover sheet to: Remove the reference to “Final Bill”; reflect the date the Mendon Town Plan was approved by town vote (March 2, 2010) and the date of any amendments; and update the names of current MPC members.
2. When amendments are completed update the Table of Contents to reflect changed page numbers per section.
3. Section 102. Revise to provide: It is the intent of these zoning regulations to provide orderly community growth in harmony with the goals established in the Mendon Town Plan adopted on August 8, 2020 and re-adopted on March 28, 2022.
4. Section 104. Teri clarified that there is no expiration date for zoning matters that are grandfathered (that is, permissible under zoning regulations that were in effect at the time the matter came into being.)

5. Section 201. The date of the Official Zoning Map is April 12, 1994 and should be so stated.
6. Section 202. Revise to indicate that the Official Zoning Map shall be located in the Office of the Town Clerk and posted on the Mendon website.
7. Revise Section 202(c) to provide: See Section 316 for provisions regarding the Flood Hazard Overlay District and Section 317 for provisions regarding the Ridgeline Overlay District.
8. Section 301. Revise Section 301(a)(3) to provide: Use of the basement of an uncompleted structure, wholly or partially below the grade of the lot upon which it is located, for dwelling purposes.
9. Further discussion regarding Sections 301(a)(8-11)) is needed. It's unclear from the proposed amendment what has been added and what has been deleted. It's also unclear whether the proposed amendment applies only if the unregistered motor vehicle is visible from a public or private road.

Members will continue to review the suggest changes and the remainder of the regulations in general.

The next meeting of the Mendon Planning Commission is scheduled for Monday, June 5 1, 2023 at 5:15 p.m. at the Mendon Town Office.

Respectfully submitted,

Teri Corsones