

Mendon Planning Commission Minutes (DRAFT)
May 19, 2025

Present: Justin Lindholm, Fred Bagley, Dick Howe, Sarah Buxton and Teri Corsones were present in person. Dennis O’Connell was present via the GoToMeeting platform. Zoning Administrator Gregg Smith was also present in person. The draft May 5, 2025 minutes were approved with no changes.

Zoning Regulations Update: Rutland Regional Planning Commission consultant Logan Solomon was not available for the meeting but had asked MPC members to review Articles I – II of the “Working Draft 4-4-25 Mendon Zoning Regulations” document during the meeting. Members had the following comments regarding the following sections:

Sections 101-103. No substantive changes.

Section 104(a). New subsection added; taken from “General Purposes” in 24 VSA §4302(a).

Section 104(b). Suggestion to end after first sentence.

Section 104(c). Suggestion to make part of second sentence of 104(b) a new subsection 104(c), to provide: “Where these regulations impose a greater restriction upon the use of a structure or land than are required by any other statute, the provisions of these regulations shall apply.”

Section 104(d). Suggestion to move Section 109 here as a new subsection 104(d), ending with: “Interpretation of these regulations shall not in any way impair or remove the requirements to comply with any other local, state or federal laws or regulations.”

Sections 105-107. No substantive changes.

Section 108. Agree with addition to make clear that payment of a filing fee is a prerequisite to an application being considered valid. Suggestion to add “or fines” to first sentence to clarify that selectboard sets both fees and fines.

Section 109. Move Section 109 to subsection 104(d), as described above.

Section 110. This is all new language, based on 24 VSA §§4412-4413. Ask Logan about Section 110(c)(d).

Section 111. The exemptions in Section 111 appear in Article 10 in the current

Regulations. Agree that it's preferable to have the exemptions appear earlier in the regulations so there is greater awareness of the exemptions. Suggestion to combine Section 111 (6 – 8) given how similar each is. Suggestion to add “See Section 611” after Section 111(11). Suggestion to add new Section 111(15) to provide: “Solar arrays not connected to the grid”, unless solar arrays are treated in a new section. Suggestion to clarify that decks and porches that expand a building footprint require a permit but patios do not.

Section 201. Suggestion to separate/distinguish the six zoning districts from the two overlay districts, instead of numbering the two overlay districts as districts 7-8.

Section 202. Suggestion to add more detail/context to part (b) regarding the Official Zoning Map and the chronology of updates.

Section 203. Suggestion to delete part (b) and revise part (c) to provide: “Where a lot extends into two or more zoning districts within the lot, the Zoning Board of Adjustment may permit an additional extension of the less restrictive regulations for either portion of the lot into the remaining portion of the lot.”

Section 301. Agree with subsection (a)(4) regarding junk motor vehicles. Suggestion that subsection (a)(6) could be modified to allow petroleum products to be sold, given the current degree of safety regulations that govern the sale of petroleum products. This is a topic for the public hearings. Suggestion to revise subsection (b) to provide: “Uses not listed as exempt, permitted or conditional in Sections 303-310, 417 or 111 are prohibited except that uses not listed may be allowed as a permitted use by the Planning Commission if the use is not listed but is similar in impact to at least one use that is allowed as a permitted use in the district in which the use is proposed to be located. Uses not listed may be allowed as a conditional use by the Zoning Board of Adjustment if the use is not listed but is similar in impact to at least one use that is allowed as a conditional use in the district in which the use is proposed to be located”.

Members have questions for Logan regarding what ability the Town has to regulate development in the Protected Land District.

Feedback re RRPC Future Land Use Map: Sarah is drafting a letter regarding the RRPC Future Land Use Map, and concerns as to certain of the proposed designations. In particular, roughly two-thirds of the land in Mendon is owned by the government (federal, state, or municipal) or is protected from development by another conservation mechanism. The draft letter states that this truth supports many of our shared local, regional, and state goals concerning preservation of areas

of significant natural resources, maintaining our rural character, and supporting outdoor recreational activities. It also severely limits the growth potential of our grand list and development opportunities that our Town is committed to pursuing, as articulated in our Town Plan and enabled by our current work in revising our zoning regulations. Fred made a motion to support the draft letter and Dick seconded the motion. The motion carried.

Public Comment: There were no public comments when public comments were solicited at the end of the meeting.

The next regular meeting of the Mendon Planning Commission is scheduled for Monday, June 2, 2025 at 5:15 p.m. at the Mendon Town Office. The next meeting of the Mendon Planning Commission dedicated to the zoning review work is scheduled for Monday, June 16, 2025 at 5:15 pm at the Mendon Town Office.

Respectfully submitted,

Teri Corsones