

Mendon Planning Commission Minutes (DRAFT)
August 18, 2025

Present: Fred Bagley, Dick Howe, Sarah Buxton and Teri Corsones were present in person. The draft August 4, 2025 minutes were approved with no changes.

Zoning Regulations Update: Rutland Regional Planning Commission consultant Logan Solomon was present in person. Logan provided updated information regarding the Municipal Planning Grant (MPG) timeline. He confirmed that the November 30 deadline for a town vote on zoning amendments could be extended to the March town meeting day vote. The MPC will request the extension. He also provided an updated version of the amendment review working draft, dated July 28, 2025. Members had the following comments or questions regarding the following sections of the regulations, working from the July 28, 2025 draft to be posted on the Town website:

Section 605. Family Child Care Homes and Facilities. Sections 1 and 2 follow state statute. The Town has discretion regarding Section 3, regarding where family child-care homes or facilities serving more than six full-time children are permitted. The Village and Commercial Districts are specified. “Family child-care home” is defined in the Definitions section. A “family child-care facility” is one not in a home.

Section 606. Temporary Uses and Structures. Regarding temporary permits for mobile businesses in proposed part (b), members proposed inserting 30 total days as the timeline in the first sentence and 15 total days as the timeline in the second sentence. A sentence clarifying that the timelines can be non-consecutive was recommended. Temporary permits for mobile businesses are permitted in only the Village and Commercial Districts.

Section 607. Travel or Camping Trailers. Members proposed 14 days per year as the maximum number of days that a camping trailer, travel trailer, pick-up coach or motor home can be occupied with owner permission and use of the property’s wastewater facilities.

Section 608. Temporary Living Quarters. No changes.

Section 609. Antennas and Similar Structures. Per state statute.

Section 610. Windmills. State energy permits are required for grid-connected systems subject to 30 V.S.A. §248. New part (b) should be revised to provide “All non-exempt systems shall be subject to site plan review . . . (etc.)”

Section 611. Sand and Gravel Pits. Add “used for commercial purposes” to the first sentence. Add a provision in (12) that the Zoning Board of Adjustment may consider neighborhood concerns regarding hours of operation.

Section 612. Light Industry. Delete (4) and re-number the rest of the numbered sections.

Section 613. Mobile Home Parks. Revise “recreational open space” in (2) to read “common open space”.

Section 614. Construction and Management of Ponds. No changes.

Section 615. Multi-Family Residential Uses (where listed as Conditional). This section comports with new requirements in state law. Change “Route 4” in (3) to “public roads”.

Members will resume the review of the working draft at the next meeting, beginning with Section 616.

Public Comment: There were no public comments.

The next regular meeting of the Mendon Planning Commission is scheduled for either Monday, September 8 or Monday, September 15 given the Labor Day holiday on September 1 and the Select Board meeting schedule. Sarah will confirm with the Select Board whether they are meeting on September 8 and if they are then the MPC will meet on September 15 at 5:15 p.m. at the Mendon Town Office. [The regular monthly MPC meeting was confirmed for September 15, 2025.] The next meeting of the Mendon Planning Commission dedicated to the zoning review work will be scheduled for two weeks after the next MPC meeting at 5:15 pm at the Mendon Town Office. [The zoning review MPC was confirmed for September 29, 2025.]

Respectfully submitted,

Teri Corsones