

Mendon Planning Commission Minutes (DRAFT)

July 21, 2025

Present: Justin Lindholm, Fred Bagley and Teri Corsones were present in person. Dick Howe was present remotely via the GoToMeeting platform. Zoning Administrator Greg Smith was also present in person. The draft July 7, 2025 minutes were approved with no changes.

Zoning Regulations Update: Rutland Regional Planning Commission consultant Logan Solomon was present in person. Logan provided information regarding the Municipal Planning Grant (MPG) timeline. It is his understanding that the MPG requires a final vote on the zoning amendments before November 30, 2025 in order for the Town to fully utilize MPG funds. This timeline would not allow for the town-wide vote that has been discussed for the March 2026 Town Meeting. Members asked if Logan could check whether the November 30 deadline could be extended. Logan will do so. He indicated that the RRPC will continue to assist the Town until the end of the zoning review process, in any event.

Members had the following comments or questions regarding the following sections of the regulations, working from Logan's June 19, 2025 draft that has been posted on the Town website:

Section 416. Nonconforming Uses. This section has been formatted differently than the current section. Add the word "in" before the word "operation" in the first sentence of new Section 416(b). The new subsection proposes changing the one-year timeline to a 24-month timeline before a commercial structure which has not been in use shall become non-conforming. Logan acknowledged that the draft does not show current language or strikethroughs, making it difficult to understand what is being proposed for changes to the current regulations. He will provide a new draft that clearly shows what is proposed for deletions or additions.

The proposed draft includes a new Section 416(f) that provides: "These regulations shall not be construed to restrict the authority of a municipality to abate public nuisances or to abate or remove public health risks or hazards, per 24 VSA §4412(7)(C)." Members approved of the addition, noting that it's a recitation of state statute.

Section 417. Nonconforming Structures. This section has also been formatted differently than the current section. It includes a new subsection 417(f) that is based on a statutory reference. Logan will add the reference.

Section 418. Nonconforming Lot or Parcel. No changes. However, new Section 418(b) is old Section 419.

Section 420. Nonconforming Structures in Flood Hazard District. No changes. Logan indicated that federal statutes largely control this area of regulation.

Section 501. Site Plan Review Intent. This section begins the Article V “Site Plan and Conditional Use Review” sections. Members asked that the current language in Section 501 “Site Plan Review Intent” be restored to the draft, to provide specific examples of what the MPC is reviewing in a site plan review – parking, circulation, landscaping, screening, and to limit any adverse impacts on adjacent properties from noise, light, odor, water run-off, or excess refuse. Logan will add the examples back in.

Section 502. Site Plan Review Scope. OK to strike the listing of exemptions, since they already appear in Article III in the different district regulations.

Section 503. Site Plan Review General Standards. Members asked that the first sentence be revised to provide: “In considering its action and holding its public hearings, the Planning Commission shall consider all zoning provisions as well as all other Town ordinances relevant to the application, including but not limited to the following elements:” Greg confirmed that the Town does have the capacity to store electronic information. Members also asked that current Section 503(b) be re-inserted. It provides: “The foregoing shall not prevent the Planning Commission from considering, and from imposing appropriate conditions and safeguards for, any other specific items that may be set forth in §4416 of the Act as it may be amended from time to time, and that may be set forth in Section 402.” New Subsection 503(e) has been added to comport with 24 VSA §4416(b).

Section 504. Conditional Use Intent. Slight revisions to clarify current language. Added “greater community” after reference to “neighborhood”.

Section 505. Conditional use Scope. Same slight revisions to clarify current language.

Section 506. Conditional Use Review General Standards. No changes beyond adding “zoning” before “district” in (1)(B) and clarifying language in (c).

Section 601. Accessory Structures and Uses. Make reference in Section 601(a) to definition section (Article XVI) and to Section 603 regarding accessory structures. New subsection 601(d) added to confirm that two or more storage containers shall not be stacked on top of one another.

Section 602. Home Occupations. Re-formatted current regulations. Delete proposed Subsection 602(a). Make proposed Subsection 602(b) new Subsection 602(a) and make proposed Subsection 602(c) new Subsection 602(b).

Section 603. Accessory Dwelling Units. Proposed revisions are to comport with state law. Delete proposed addition to allow two accessory dwelling units on a single lot as a permitted use. Any such uses will need to meet state septic regulations.

Section 604. Residential Care and Group Homes. Add “state-licensed” to the title so the title is: “State-licensed Residential Care and Group Homes”. The revision at the end of the section is to comport with state law.

Members will resume the review of the working draft at the next meeting, beginning with Section 605. Logan will provide a new draft that incorporates all strikethroughs and additions, so that it is readily apparent as to what is proposed to be deleted or added. He will also report back regarding the MPG extension question.

Public Comment: There were no public comments.

The next regular meeting of the Mendon Planning Commission is scheduled for Monday, August 4, 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, August 18, 2025 at 5:15 pm at the Mendon Town Office.

Respectfully submitted,

Teri Corsones