

Findings and Decision Mendon Zoning Board of Adjustment

In re: The Appeal of Carol and Brian Gates Challenging the Issue of Permit #2025-21 to Seth Bridge

As scheduled, the hearing on the appeal referenced above opened at 5:30 pm on Oct. 28, 2025. The Bridge property is located at 357 Park Lane. The tax map coordinates are: Map 06, Block 01, Lot 33.000. The property is in the Village Zone (the "Property").

Participating in, or attending, the hearing were Seth Bridge, Carol and Brian Gates, and three members of the Zoning Board of Adjustment, Harvey Zara, Jack Kennelly and Susannah Loffredo (remotely) were present. Greg Smith , the Zoning Administrator and a Sheriff's Officer were also present.

Findings

Mr. Bridge filed an Application for Zoning Permit with the Zoning Administrator on August 20, 2025. That Application was granted on September 3, 2025 (Exhibit 3)¹.

Those exhibits included a prior permit issued to Mr. Bridge (Permit #2025-17) on July 21, 2025 (Exhibit 1). The Gates filed an appeal of that Permit on July 31, 2025 (Exhibit 2) but Mr. Bridge withdrew that permit and the Appeal was rendered moot.

On August 5th, the Gates filed a Zoning Violation Complaint (Exhibit 5) alleging that some work Mr. Bridge had done on his property was violated the Zoning Ordinance. The Zoning Administrator wrote a letter to the Gates on August 29 advising them there was no violation of the zoning regulation by Mr. Bridge (Exhibit 6).

The Gates did not appeal the Zoning Administrator's decision (Exhibit 6) that there was no violation. The Gates failed to file an appeal within 15 days of August 29th as required by Section 1101 of the Mendon Zoning Ordinance, and consequently the Board of Adjustment had no jurisdiction to review the decision of the Zoning Administrator concerning the sand and gravel accusations.

Mr. Bridge's subsequent Application on August 20, 2025 was granted on September 3, 2025 as Permit 2025-21 (Exhibit 3). The Gates filed an Appeal of Permit #2025-21 on September 17, 2025 (Exhibit 4).

Mrs. Gates began her testimony with issues about gravel and sand excavation. Mrs. Gates was advised by the Chair that issues about sand and gravel excavation, were not involved in Permit #2025-21 (Exhibit 3), and therefore not relevant.

¹ . Mrs. Gates offered 8 marked exhibits, of which the Board accepted Exhibits 1-6 which are attached.

Mr. and Mrs. Gates then started to argue why the excavation was part of the Permit and Mr. Gates began to direct questions to Mr. Bridge.

The Chair instructed Mr. Gates that he would have a chance to ask questions of Mr. Bridge once he and his wife have completed their testimony and evidence in support of their appeal.

The Chair then asked the Gates if they had paid the Town the fee for their Appeal. They quickly said they did not pay and did not intend to pay the fee. They also added that they intended to file appeals on any zoning permit issued in the future by the Town.

Mr. Bridge had nothing to add when the Chair asked him if he had anything he wanted to say in response to what the Gates had said in support of their appeal. Mr. Gates was advised that he could then ask Mr. Bridge relevant questions.

Mr. Gates' questioning quickly became argumentative, rude, and aggressive. Mr. Gates began making statements and accusing Mr. Bridge of lying.

The Gates behavior then deteriorated to shouting accusations about everyone in the room. When the Chair asked the Gates to stop their shouting and inappropriate. Mrs. Gates then said, something to the effect, that they had had enough, that they were leaving, and they going straight to the Rutland Herald to let the world know what was going on. They then walked out the of the Hearing.

The hearing was then closed, at approximately 5:50

DECISION

The Board's vote to dismiss the appeal was unanimous. The Gates walked out of the hearing. The appeal is hereby dismissed.

Any appeal of this Decision must be filed with the Clerk of the Environmental Division within thirty (30) days of the date with a copy to the Municipal Clerk of this Decision pursuant to 24 VSA 4471 and Vermont Rule for Environmental Court Proceeding 5(b) and Section 1104(2) of the Mendon Zoning Ordinance.

Dated at Mendon, Vermont on December 3, 2025.

/s/ John J. Kennelly
John J. Kennelly, Chair/Secretary