

# Town of Mendon, Vermont

## Selectboard Meeting Minutes

**Date:** May 11, 2026

**Location:** Town Office with remote option available

**Members Present:** Megan Smith, Sarah Buxton

**Officers Present:** Sara Tully, Town Administrator, Mark Fiore, Constable

**Others Present:** Brian and Carol Gates, Justin Lindholm

Rutland County Sheriff was present

### 1. Call to Order

The Chair called the Selectboard meeting of May 11, 2026 to order at approximately 5:30 p.m.

### 2. Pledge of Allegiance

The Pledge of Allegiance was recited.

### 3. Agenda Review

No additions or deletions to the agenda were noted.

### 4. Approval of Orders and Payroll

M. Smith moved to approve orders for April 23, 2026 in the amount of \$34,504.69 and orders for May 7, 2026 in the amounts of \$426,738.02 and \$130.20. Motion was seconded by S. Buxton and the motion passed.

M. Smith moved to approve the April 13, 2026 payroll in the gross amount of \$17,889.75 and net amount of \$13,415.72, and the April 28, 2026 payroll in the gross amount of \$13,928.30 and net amount of \$10,158.38. Motion was seconded by S. Buxton and the motion passed.

### 5. Approval of Minutes

Approval of the prior meeting minutes was tabled until the next meeting.

**6. Announcements:** The next Selectboard Meeting will be held on Tuesday, May 26, 2026 due to the Memorial Day holiday.

### 7. Public Comment

Carol Gates reserved her public comment time for discussion of the Tier 1B status resolution under Business Items. B. Gates raised concerns regarding property conditions, permit compliance, and town financial recordkeeping. Mr. Gates made comments to the Constable asking why there was no building permit for the storage container on his

property. The Chair issued a warning to Mr. Gates about disruptive conduct and Mr. Gates did not comply. The Sheriff removed Mr. Gates from the meeting.

## **8. Business Items**

**Local Emergency Management Plan:** The Board reviewed the updated Local Emergency Management Plan and noted a typographical correction to the Town Administrator's name. Discussion included clarification of the primary shelter, regional shelter, and alternate shelter locations. S. Buxton moved to approve the Local Emergency Management Plan for 2026 which includes the adoption of the National Incident Management System (NIMS) and the Rutland Regional Public Works Mutual Aid Agreement. Motion was seconded by M. Smith and the motion passed.

**Tier 1B Status Resolution:** The Board discussed whether to request that the Rutland Regional Planning Commission include Mendon Village Center for Tier 1B status under Act 250 jurisdiction. The discussion addressed the effect of Tier 1B on qualifying housing developments of 50 units or fewer within the designated Village Center area and noted similar actions by neighboring communities. C. Gates was granted to make public comment on the proposal. Mrs. Gates stated she was vehemently against anybody who does not own any property in Mendon deciding what the land use rights are for any other property owner. She stated she is definitely against [Act]181 and that many other towns in the state are opting out of this and continued expressing she is “so enraged” by what the Selectboard is doing when everybody else in the state is against this. She referenced the map that was proposed in January of 2025 by the Planning Commission changed the residential use for so many property owners in this town. Mrs. Gates expressed that it is “gonna come back to bite you” and continued to express opposition that Board members that do not own property in town should not decide what people can and cannot do with their property describing it as “disgusting”. S. Buxton responded agreeing that many communities have opposed Act 181 and that she too opposed the Tier 3 components of the bill. She explained that this resolution does not restrict property rights like Tier 3 and explained why it was a good fit for Mendon. S. Buxton clarified that the parcel map that she believes C. Gates was referencing was not a map that Mendon was making decisions locally, it was a map drawn by the Rutland Regional Planning Commission that the Selectboard and Planning Commission felt should align more with our municipal map. Mendon wanted the regional map in the village to extend all the way to Townline Road for future development. M. Smith agreed.

S. Buxton moved to approve the municipal resolution requesting Tier 1B status for the Town of Mendon and to have the Village Center mapped for Tier 1B when advanced by the Rutland Regional Planning Commission. Motion was seconded by M. Smith and the motion passed.

**9. Adjournment:** Before adjournment, the Board briefly discussed obtaining and sharing Green Up Day collection totals, including bag and tire counts. Megan Smith moved to adjourn the meeting at 5:51 p.m. Motion seconded by Seth Bridge and approved unanimously.

Approved: \_\_\_\_\_

\_\_\_\_\_  
Megan Smith

\_\_\_\_\_  
Sara Tully- Clerk

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Sarah Buxton