

Mendon Planning Commission Minutes (Draft)
June 1, 2015

Present: Justin Lindholm, Neil Langer, Phil Douglas and Teri Corsones were present. Zoning Administrator Steve Cosgrove was also present for a portion of the meeting. The May 7, 2015 draft minutes were approved.

Mendon Meadows, LLC: Teri reported that Mr. Suker provided a letter from the City of Rutland Fire Department confirming that adequate fire protection is available for the proposed building that was approved on May 4, 2015.

Paquette Property Management & Consulting, LLC: Nick Paquette was present on behalf of Paquette Property Management & Consulting, LLC regarding its application to modify the site plan approval for the construction of a 40' x 100" storage unit building at 125 Valley View Drive off of U.S. Route 4 in Mendon, Vermont. The Notice of Public Hearing was published in the Rutland Herald and posted in three public places on May 15, 2015. Mr. Paquette provided certified mail receipts dated May 15, 2015 for Nayla, LLC, Marsha Bruce, and Vera's Associates, as well as a copy of the letter he had mailed to each of the adjoining landowners.

Mr. Paquette provided a site plan entitled "Paquette 125 Valley View Mendon VT May 15, 2015" drawn by Allan Hopkins, depicting the proposed building situated on a 1.97 acre parcel, adjacent to a 1.38 acre parcel that together comprise 125 Valley View Drive. The site plan also depicts the existing storage building and the additional potential location of a future storage building. The proposed building will be made of "Duro Steel", situated on an Alaskan slab and covered with a sheet metal roof. The building will include 18 10'x20' and 8 5'x10' storage units. The building site meets or exceeds setback requirements in the village district. The building will be used for commercial storage purposes, with no water or sewer needs, and no employees or other personnel occupying the building. A 12' gravel area will surround the building. It will not be visible from U.S. Route 4, or visible from any adjoining properties. Mr. Paquette plans to complete the construction by the end of 2015.

In terms of the site plan review criteria set forth in section 501 of the Mendon Zoning Regulations, parking, loading, and vehicular and pedestrian circulation and landscaping are adequate given the intended use and location. There are not any adverse impacts on adjacent properties from noise, light, odor, water run-off or excess refuse.

Phil Douglas made a motion to approve the application for modification of the site plan approval of the proposed storage unit building, subject to the applicant obtaining any and all necessary state permits. Neil Langer seconded the motion and the motion carried.

Barry Meehan: An application to amend the site plan approval for property owned by the Kathleen Fox Entinger Trust was submitted by Barry Meehan and noticed for a public hearing on June 1, 2015 at 6:00 p.m. Prior to the hearing, the applicant notified Steve Cosgrove that he was withdrawing the application. With that, the hearing was cancelled.

The next meeting of the Mendon Planning Commission is scheduled for Monday, July 6, 2015 at the Mendon Town Offices.

Respectfully submitted,

Teri Corsones