

**Mendon Planning Commission**  
**October 6, 2014**

**Present:** Neil Langer, Phil Douglas, Justin Lindholm and Teri Corsones were present. Zoning Administrator Steve Cosgrove was also present for a portion of the meeting. The September 8, 2014 draft minutes were approved with no changes.

**Mendon Subdivision Regulations:** Teri reported that the requisite number of petition signatures was obtained, and a Special Town Meeting has been warned for 6:00 p.m. on Monday, November 3, 2014 at the Mendon Town Office regarding the updated subdivision regulations. Residents will have the opportunity to vote on the updated regulations during the General Election on November 4. Members reviewed a draft postcard that will be sent to Mendon residents, and suggested a sentence be added explaining that the regulations have been updated in response to residents' requests that the regulations be made more user-friendly, and to reflect changes that have taken place in the state enabling statute since the regulations were first enacted fourteen years ago. Teri will also prepare a summary of the changes, to be made available on the Town website and at the Town Office in advance of the vote.

**Chipmayo, LLC:** Jim and Rhonda Grace were present for Chimayo, LLC and its application for subdivision approval to adjust the boundary line for property owned by Chimayo, LLC located at 2556 U.S. Route 4 in Mendon. A Notice of Public Hearing was published in the September 19, 2014 edition of the Rutland Herald, and posted in three public places in Mendon. Mr. and Mrs. Grace provided a written certification that on September 22, 2014 a cover letter and copy of the Notice of Hearing were mailed to adjoining landowners Marc Latzky, Helvi Furland, Daniel Adams, Skybrook Properties, LLC, Sugar & Spice Restaurant, Methodist Community Church and Mr. and Mrs. Jeff Biasuzzi.

Mr. Grace explained that the application is to reconfigure the boundary of Lot 5 comprising 59.5 acres +/- and an adjoining lot comprising .848 acre +/-, to result in a reconfigured Lot 5 to consist of 58.67 acres +/- and the reconfigured adjoining lot to consist of 1.678 acres +/- . He provided a survey map entitled "Jamac Corporation Property Parcels 1, 2, 3, 4, 5, and 6 U.S. Route 4", drawn by Roberts & Franzoni , Inc. dated February 16, 1998, to depict the present configuration of the lots and adjoining landowners, and a copy of the map with reconfigured lot lines to depict the proposed lot lines. The number of lots owned by the applicant will not be increased by the boundary adjustment. The application is considered a minor lot subdivision.

The property is located in the Village District, with a 1 acre minimum lot size. A minimum of 100' frontage is required; the proposed lot would have 280' frontage. Access to the proposed 1.678 acre +/- lot is via an existing driveway located on U.S. Route 4. (The parcel is the parcel that was the subject of the Chimayo, LLC application for site plan review that was approved at the September 8, 2014 meeting. One of the conditions for that approval was that the lot line adjustment be made before the start of

construction.) Mr. Grace asked that the sketch plan and final plat procedures be combined into a single hearing under section 230.3 of the subdivision regulations.

Members reviewed the application with respect to sections 220 and 260 of the subdivision regulations, and noted that the applicant had complied with the relevant provisions. Justin Lindholm made a motion to approve the application, subject to the applicant filing a mylar with the reconfigured boundary lines within the statutorily prescribed timeline. Phil Douglas seconded the motion, and the motion carried. Teri will e-mail a copy of the draft minutes to the applicant. Any appeals to the Environmental Division of the Vermont Superior Court must be taken in accordance with the Act within 30 days of decision.

The next meeting of the Mendon Planning Commission is scheduled for Monday, November 3 at 5:15 p.m. at the Mendon Town Office.

Respectfully submitted,

Teri Corsones