

Mendon Planning Commission Minutes (Draft)
February 2, 2015

Present: Phil Douglas, Justin Lindholm. Bill Godair and Teri Corsones were present. Inasmuch as there was no meeting in January, 2015, there were no minutes from a prior meeting to review.

Chimayo, LLC: Tim McBain was present to discuss a letter dated January 25, 2015 he submitted to update the Planning Commission regarding the present status of the project for which he received site plan approval on September 8, 2014. Since then he received a State of Vermont Division of Fire Safety Construction Permit for construction of a snack bar, bathrooms and arcade room at 2886 U.S. Route 4 in Mendon. The Authorization Number E-1640276 was issued on October 22, 2014, and references a review letter from the Division of Fire Safety, which includes conditions associated with the permit. A final inspection is required before use and occupancy.

Attached to Mr. McBain's letter was a proposed site plan prepared by Enman Kesselring Consulting Engineers, dated December 24, 2014. Mr. McBain explained that he is close to submitting applications for the wastewater permit, erosion permit, and storm water runoff permit; he expects to hear back from the Agency of Transportation regarding the access permit shortly. He has continued to emphasize his and the Town's request for access straight into the parking lot.

Mr. McBain is also applying for a demolition permit for the grey house. He would like to start demolition in early March, in order to ideally open for business in May. Members noted the provision in the September 8, 2014 minutes that provide that the grey house not be demolished until after any necessary state permits for the project are issued. Mr. McBain indicated that it's his understanding that the Mendon Historical Society does not object to the demolition of the house at this time. Since Anne Singiser was the person who requested the provision at issue, Teri placed a call to Ms. Singiser to learn her position regarding the request. Ms. Singiser was not home when the call was placed, and Teri left a message regarding the question at hand. Teri will also research whether an application to amend the permit is needed under the circumstances.

Justin Lindholm made a motion to continue the meeting until members can determine whether a noticed public hearing is needed in order to properly respond to Mr. McBain's inquiry. Phil Douglas seconded the motion and the motion carried. Teri will issue

minutes to that effect, and will notify via e-mail members, Mr. McBain, and any interested parties who appeared at the hearings during the application review period, of the determination as to whether a notice public hearing is required.

The next regular meeting of the Mendon Planning Commission is scheduled for Monday, March 9, 2015, inasmuch as March 2, 2015, the first Monday in March, conflicts with Town Meeting. If the February meeting is continued to an earlier date, all parties in attendance at the February meeting will be notified.

Respectfully submitted,

Teri Corsones