

Mendon Planning Commission Minutes (Draft)
March 13, 2017

Present: Justin Lindholm, Phil Douglas, Nicole Kesselring, Neil Langer and Teri Corsones were present. The February 6, 2017 Minutes and February 9, 2017 Supplemental Minutes were approved. There were no matters noticed for a Mendon Planning Commission meeting. The Mendon Select Board requested a Joint Meeting with the Mendon Planning Commission to review three matters including: a Town-wide Reappraisal; the Rolston Rest Project, and Economic Development.

Town-wide Reappraisal: The Select Board explained that the Town is due for a town-wide re-appraisal in the near future. Mendon's "CLA" moved from 101.15% to 106.68%. Its "COD" moved from 13.79% to 23.57%. Any time such a movement exceeds 20%, the State requires a re-appraisal.

Rolston Rest Project: The Trust for Public Land is working with the Green Mountain National Forest to acquire certain lands in fee and certain timber rights in the towns of Chittenden, Mendon and Killington. It wrote to the Mendon Select Board asking for official support of the acquisition affecting Mendon.

In Mendon, the proposed acquisition includes 307 acres owned by Blue Ridge Properties, LLC on both sides of the Old Turnpike Road, 113 acres located in the Coolidge State Forest, and 89 acres owned by Mark and Barbara Mitchell. The Select Board asked for a calculation of the potential tax consequences of the proposed acquisition. Deborah Brighton provided a letter setting forth estimates based on FY 17 data, factoring in the effect of the newly merged school district on the Homestead Education Tax rates. Attached is a copy of the Estimated Tax Effect of Land Acquisition referenced in the letter. The total of payments projected to be lost is \$2,638.33 and the total of payments and benefits estimated to be received by the Town is \$2,393.93.

It does not appear that the vast majority of the property would be able to be developed for residential or commercial use. Members noted the recreational, wildlife habitat and water resource protections that public ownership would offer. They indicated that the proposed acquisition is not inconsistent with the Mendon Zoning Regulations or the Mendon Town Plan.

Economic Development: The Select Board is examining ways to increase Mendon's Grand List. There are 24,325 acres in Mendon. Approximately 68% of the land is conserved or restricted, leaving 32%, or 12,876 acres available for taxation. The Grand List Value of those parcels is \$177,627,800.

Members noted that the Mendon Planning Commission continually strives to assist applicants for zoning or subdivision permits in whatever ways possible, subject to state

law and in a manner that's consistent with the Mendon Zoning Regulations, Mendon Subdivision Regulations and the Mendon Town Plan. Members also noted that they will be working with the Rutland Regional Planning Commission to apply for a Municipal Planning Grant in order to update the Mendon Town Plan. They will be mindful of the goal of increasing the Grand List when they undertake the Mendon Town Plan review. The Select Board expressed appreciation to members for their input.

The next meeting of the Mendon Planning Commission is scheduled for Monday, April 1, 2017 at 5:15 p.m. at the Mendon Town Office.

submitted,

Respectfully

Teri Corsones