

Mendon Planning Commission Minutes October 1, 2018

Present: Justin Lindholm, Phil Douglas, Nicole Kesselring, Neil Langer, Fred Bagley and Teri Corsones were present. The minutes of the September 4, 2018 Mendon Planning Commission meeting were approved as written.

Cipriano Change of Use Application: Members met at the Cipriano property with Mr. Cipriano, in order to better visualize the parking options. Three modifications to the original parking proposal were discussed. The first involves moving the length of the white picket fence that is in the front yard, perpendicular to Route 4, six feet to the east. Three cars would be able to be parked, bumper in, along the re-located fence line. The second involves adding fill to the strip of open ground west of the driveway, to accommodate four cars parked in a parallel fashion along the westerly boundary line. The third involves cars being directed to exit the property by utilizing the open area in front of the barn to turn around in a “hammer head” arc.

With respect to exterior lighting, Mr. Cipriano showed members a series of ground level LED lights installed in a line parallel to the house. He also described “down lit” exterior lighting he plans to install under a canopy on the barn’s façade. He will provide a revised site plan that reflects the revised parking proposal and additional details about the proposed exterior lighting, before the next Planning Commission meeting. Phil Douglas made a motion to continue the Cipriano hearing until the November 5, 2018 Planning Commission meeting, in order for Mr. Cipriano to provide the revised site plan before that date. Neil Langer seconded the motion and the motion carried.

Special Town Meeting: The meeting adjourned briefly between 6:00 – 6:30 p.m., to enable members to attend the “Special Town Meeting” noticed for 6:00 p.m. at the Mendon Town Office.

Municipal Planning Grant Application: Elysa Smigielski from the Rutland Regional Planning Commission was present to review her suggested revisions to the Town Plan, including the two-page “Housing” section. She will e-mail the current version of the Town Plan in Word to members before the next meeting, to facilitate the drafting process.

Fred Bagley suggested that a view of Mendon Peak from Blue Ridge replace the mountain view on the proposed cover. Mendon Peak is the highest peak in Vermont without a marked trail to the top.

Members reviewed the draft Housing section and suggested a number of revisions, including updating the census data to the most recent dates possible. Members also reviewed the draft Town Government, Childcare, Water Supply and Public Sewer and Energy sections, and suggested a number of revisions. They also recommended contacting the Alpine Pipeline Company to verify the details about the Alpine Pipeline

references in the draft. Elysa will do so, and will incorporate the suggested revisions into a new draft and send it to members in advance of the next meeting.

Elysa explained that the passage of “Enhanced Energy Plan” legislation in 2017 may necessitate revising the commercial solar and commercial wind energy provisions in the current Town Plan. She suggested working with Barbara at the RRPC to discuss formulation of an enhanced energy plan, so that Mendon can ideally benefit from the “substantial deference” standard in Public Utility Commission reviews.

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

Respectfully submitted,

Teri Corsones