

Mendon Planning Commission Minutes March 11, 2019

Present: Justin Lindholm, Fred Bagley, Nicole Kesselring and Teri Corsones were present. The minutes of the February 4, 2019 Mendon Planning Commission meeting were approved with no changes.

Joint Meeting with Select Board: The Mendon Select Board asked MPC members and Ed Bove from the Rutland Regional Planning Commission to attend a brief joint meeting, to discuss the timing for the public hearings portion of the town plan process. Ed explained that a town plan draft “that could be adopted” is due by May 31, 2019. The two public hearings that are required can be scheduled thereafter. The Planning Commission is required to hold one public hearing, and the Select Board is required to hold a second one. The Select Board hearing is to be held between 30 and 120 days after the Planning Commission public hearing. It’s anticipated that the public hearings will be held during the summer of 2019. Ed indicated that he is available and willing to assist with work on the Mendon Town Plan until it is adopted.

Municipal Planning Grant Application: Ed reviewed the current draft of the Mendon Town Plan with members. Several sections were identified for follow-up work. The “Community Engagement” section should reference the surveys that were distributed during the 2018 Mendon Town meeting, the compilation of the survey results, the additional survey work that was done at the Mendon Town picnic in June, 2018, and the public hearings that are anticipated during the Summer of 2019.

Members reviewed the demographic information that Ed brought to the February meeting. Ed will pull certain of the demographic charts (such as population, median income and number and types of housing units), and include them in the Community and Housing sections. He suggested incorporating the Flood Hazard Overlay District into the Flood Resiliency section and the Forest Reserve section into the Conservation District, and moving the Steep Slopes and Ridgelines section to the Natural Resources section. He also suggested combining the Land Use section with the Land Use/Zoning Map section.

Ed also recommended adding an Implementation section and a section addressing the relationship between Mendon’s Town Plan and the plans for adjacent municipalities and the region.

Ed also reviewed different revised maps that he brought to the meeting, including an “Education, Transportation and Community Facilities” map, a “Future Land Use” map, a “Forest and Wildlife Resources” map, and a “Water Resources” map. The revised maps included the shading specifications discussed at the February meeting. For example, the various residential districts were combined into orange and yellow shades, with orange in high-density districts and yellow in low-density residential districts. Members had several questions about the maps, which Ed will ask Steve at the RRPC to clarify.

Fred and Nicole will forward a new draft to Ed, and Ed will combine that draft with a draft that he will modify to incorporate the recommendations above. Members will work on the revised draft at the April meeting.

The next meeting of the Mendon Planning Commission is scheduled for Monday, April 1, 2019 at 5:15 p.m. at the Mendon Town Office.

Respectfully submitted,

Teri Corsones