

Mendon Planning Commission Minutes (Draft)
June 3, 2019

Present: Justin Lindholm, Phil Douglas, Fred Bagley, Neil Langer and Teri Corsones were present. Zoning Administrator Steve Cosgrove was also present for a portion of the noticed portion of the meeting. The draft May 6, 2019 minutes were approved as written.

Bridge Subdivision Application: Seth Bridge was present regarding his application for subdivision approval for the subdivision of a 2.75 acre +/- parcel from a 14.4 acre +/- parcel owned by Lawrence Bridge at 118 Park Lane in Mendon. A notice of public hearing was published in the Rutland Herald on May 17, 2019, and was posted in three public places in Mendon. Mr. Bridge provided a written listing of the adjoining landowners whom he had notified of the hearing via U.S. mail. The adjoining landowners include: Michael and Erica McLaughlin; Christopher and Leslie Gandin; Terry Bridge; Mark and Amy Merrill; Barry and Nancy Merrill; Thomas and Nancy Buzzell; George and Sharon Merrill; Kim Flory-Lake; John and Shirley Foley; and Mark Benetatos. The following adjoining landowners appeared at the hearing: Tom and Nancy Buzzell; Larry Bridge; Kim Flory-Lake; Barry Merrill; Nancy Merrill; and Amy Merrill. Jesse Bridge was also present.

Mr. Bridge provided a 2007 survey plat prepared by Robert Tinker, and updated in June, 2019 to depict Lot 2-A comprising 2.69 acres and Lot 2-B comprising 11.71 acres. (Mr. Bridge indicated that the original estimate of 2.75 acres for Lot 2-A was corrected by the survey of the actual boundary line.) The proposed subdivision qualifies as a minor subdivision. Members reviewed the Section 400 Plat Requirements for Major or Minor Subdivisions. The plat includes the date, north arrow, legend and scale, boundaries and lot numbers of the affected parcels, adjoining roads, adjoining property owners, vicinity map, and license number and seal of the licensed surveyor. The proposed subdivision is in the Village District. Mr. Bridge indicated that there are no easements impacting Lot 2-A. With respect to proposed utilities, Mr. Bridge indicated that he plans to construct an office and storage building for his excavation equipment. The building will be a single story structure approximately 40' x 100'. He plans to connect with power on Park Lane, and to dig a well and install a septic system. Members referred Mr. Bridge to Section 303 of the Zoning Regulations, which provides dimensional and other requirements for developments within the Village District, including lot sizes, side yard, rear yard and front yard setbacks, maximum building heights and maximum impervious surfaces.

Kim Flory-Lake owns property across the road from proposed Lot 2-A. She requested details about the proposed structure. Members discussed the process for zoning review of commercial developments. If the proposed development is a permitted use, the Planning Commission conducts a Site Plan Review. If the proposed development is a conditional use, the Zoning Board of Adjustment conducts a Conditional Use Review. The criteria for such reviews are spelled out in the Mendon Zoning Regulations.

Mr. Bridge will determine the particulars of the proposed structure and his plans for use of the structure, and will seek input about how the zoning regulations apply to the use. Members suggested he confer with the Zoning Administrator and offered to answer questions about the site plan review process if he has questions going forward. He asked that members consider his application for subdivision approval at this time.

Phil Douglas made a motion to approve the subdivision permit application revised to reflect the actual 2.69 acreage of Lot 2-A, subject to the mylar recording requirements set forth in the Subdivision Regulations. Fred Bagley seconded the motion and the motion carried.

Mendon Town Plan Review: Amanda O'Connor from the Rutland Regional Planning Commission provided a revised draft of the Mendon Town Plan, which incorporated the comments and photographs members provided since the May 6, 2019 meeting. The revised Plan also includes updated mapping.

Amanda clarified the significance of the numbers in the distribution of employment chart on page 5. Justin will meet with Steve at the RRPC to review several adjustments to the "Forest and Wildlife Resources" and the "Future Land Use" maps. The last three items in the key legends for the "Habitat Blocks" and the "Forest and Wildlife resources" maps will be revised to be made clearer. Blank spaces at the end of different sections will be deleted.

Members will discuss the possibility of application for an Enhanced Energy Plan at the July 1 MPC meeting. They will schedule the Planning Commission public hearing on the proposed Town Plan to coincide with the August 5 MPC meeting. Amanda will provide a template for notices for the public hearing. Teri will inquire about posting the proposed Town Plan on the Mendon website in advance of the August 5 public hearing.

Amanda will bring copies of the current draft of the Mendon Town Plan to the Mendon Town Picnic at the Mendon Recreation Area that's scheduled for Saturday, June 8 from 12:00 noon to 4:00 p.m. Phil asked that members who are willing to help with the set-up meet him at the site at 8:30 a.m. on June 8.

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

Respectfully submitted,

Teri Corsones