

MENDON PLANNING COMMISSION

MENDON PLANNING COMMISSION WRITTEN REPORT

JULY 2, 2019

This report on the proposed MendonTown Plan update is in accordance with 24 V.S.A. §4384(c) which states:

When considering an amendment to a plan, the planning commission shall prepare a written report on the proposal. The report shall address the extent to which the plan, as amended, is consistent with the goals established in §4302 of this title.

The Town of Mendon is currently considering the adoption of a comprehensively updated Mendon Town Plan in accordance with the goals set forth in 24 V.S.A. §4302.

The changes made to the Plan are to comply with state planning goals, to reflect changes that have occurred in the Town of Mendon, and to be consistent with the Rutland Regional Planning Commission (RRPC) *Regional Plan*.

Significant changes and/or updates have been made to all chapters of the Mendon Town Plan, including:

1. Historic and Cultural Resources
2. Economic Development
3. Recreation
4. Housing
5. Community Facilities
6. Transportation
7. Natural Resources
8. Energy
9. Flood Resiliency
10. Future Land Use
11. Maps

24 V.S.A. §4384(c) also requires that when the designation of any land area is altered that the Town Plan Report cover the following points:

- There would be no anticipated change in traffic patterns or flows.
- The overall pattern of land use would not significantly change and there would be no probable impacts on surrounding land areas.
- The benefit to the municipality could be significant.
- There would be no predictable immediate impact on the municipal tax base.
- The changes in land use alone should not create a need for new public facilities.
- There would be no expected impact on vacant lands.
- The proposed changes should have no negative impacts on land development.

Note: If during the course of the public hearing process changes are made in the Town Plan that require additional hearings, it is advisable that subsequent public notices and/or a revised report summarize why the changes were made. Preferably, related sections of the original public notice should be referenced and an explanation made about why modifications were warranted as a result of public comments. If no changes were made, this section can be deleted.