

Mendon Planning Commission Minutes (Draft)
May 4, 2020

Present: Fred Bagley, Justin Lindholm, Gary Sihler, Phil Douglas and Teri Corsones were present via a “Go to Meeting” platform, provided in conjunction with the State of Emergency that Governor Scott has declared, specifically Addendum 6 to Executive Order 01-20 and Act 92, that authorize public bodies to meet electronically. The draft April 6, 2020 minutes were approved with one change. The following sentence was added to the 7th paragraph in the Paquette Property Management & Consulting, LLC section: “Justin asked if the Act 250 permit includes the storm water capacity from the impervious surface of the proposed building’s roof.”

No noticed hearings were scheduled. Instructions for accessing the meeting were on the Town of Mendon’s website. A mechanism for the public to alert the public body during the meeting if there were problems with access was provided in the form of the following email address: mendonclerk@comcast.net.

Paquette Property Management & Consulting, LLC: Teri indicated that following the April 6, 2020 hearing, Nick Paquette provided a copy of Land Use permit IR1009 dated April 24, 2019. It provides in part: “This permit specifically authorizes the addition of a third 100’ x 40’ self-storage unit with capacity for 26 units at an existing self-storage facility located on Route 4 in Mendon VT.” The permit also provides that the permittee shall comply with all of the conditions of Storm-water Discharge Permit #7820-9015 issued on July 9, 2018 by the Stormwater Management Program.

Cortina Inn: Teri indicated that she had received an email from Manish Saxena on April 18, indicating that the plan regarding the tennis court area is to take down the fence and let the area merge and blend in back to nature. Members noted that the minutes of the April 6, 2020 meeting require the applicant to remove the posts and fencing “and that the area be seeded and maintained in a healthy and attractive growing condition.” Teri will confirm that requirement with Mr. Saxena.

Mendon Town Plan: Teri indicated that she had spoken with Sara earlier in the day regarding the re-scheduling of the Select Board hearing for the Mendon Town Plan. Sara indicated it will be on a date in June that has not yet been determined.

Sara also indicated that the Select Board recently learned that the Rutland City Planning Commission has included a provision in the Rutland City Plan supporting a highway bypass around Rutland City. Inasmuch as such a bypass could conceivably be located in Mendon, the Select Board wishes to include a provision in the Transportation section of the Mendon Town Plan opposing the construction of a highway bypass. Teri spoke of the extensive highway bypass study that was done some years ago, which had shown that construction of a highway bypass was not necessary or appropriate. Mendon worked with Rutland Town and Rutland City Business Owners during the study to support that conclusion. Sara indicated that Larry Courcelle, Mendon's representative on the Rutland Regional Planning Commission, will provide additional information regarding proposed language for the Mendon Town Plan.

Discussion on the Enhanced Energy Plan aspect of the Town Plan has been on hold given the A T & T application and the state of emergency crisis. Teri provided to members a link to the documentary about renewable energy resources that Justin recommends for additional background information on that topic.

AT&T Wireless Communication Facility: Given all of the issues surrounding the timing of the balloon test dates, the Town has requested an extension of the May 6 filing deadline. It appears that A T & T will also request an extension, in recognition of the many issues surrounding the balloon tests and the project in general.

The next regular meeting of the Mendon Planning Commission is scheduled for Monday, June 1, 2020 at 5:15 p.m. at the Mendon Town Office.

Respectfully submitted,

Teri Corsones