

Mendon Planning Commission Minutes

November 10, 2020

Present: Fred Bagley, Justin Lindholm, Phil Douglas, Gary Sihler 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.

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.

The draft November 2, 2020 minutes were approved with no changes. Although the minutes reflected a hearing date of November 9, 2020 for the second hearing devoted to the McNeill subdivision application, the second hearing was held on November 10, 2020 because of a scheduling conflict with the November 9, 2020 hearing date. All parties who participated in the initial hearing date were notified of the re-scheduled date, and information for accessing the hearing was posted on the Town of Mendon website.

McNeill Subdivision: Paul and Paula McNeill were present for the second hearing on their subdivision application. Although Thaddeus Omand, who was present at the initial hearing on November 2 was not present on November 10, he had communicated via email regarding comments that he authorized be made on his behalf during the November 10 hearing.

Members reviewed with the applicants the information that applicants were to gather following the November 2 hearing. Regarding screening details for the right of way accessing Lots 3 and 4, Mr. McNeill indicated that he met with Mr. Omand, and email communications ensued. The applicants have agreed to transplant spruce trees approximately 6’ in height along the right of way that adjoins Mr. Omand’s property the length of the Omand back yard, approximately half the distance of the Omand southerly boundary line. The trees will be planted approximately 10 – 12 feet apart. The applicants intend to transplant the trees this Fall. They have had success transplanting the same types of trees on their property before. If any of the

trees don't survive the first growing season after being planted, the applicants will replace them. Applicants provided a marked-up version of the site plan, which depicts the approximate future location of the spruce trees.

Regarding the location of the right of way accessing Lots 3 and 4, the applicants intend to extend the right of way along Cream Hill Road by 50', such that the width of the right of way along Cream Hill Road will be 100'. The southerly boundary of the right of way will then taper easterly for a distance of approximately 100' from Cream Hill Road, to form a 50' wide right of way for the duration of the right of way. The roadway to be built along the right of way will have a gravel/surpac surface. The marked-up version of the site plan referenced above depicts the new dimensions and location of the right of way. Mr. McNeill indicated that he spoke with Mendon Road Commissioner Bill Ellis, and Mr. Ellis approved the location. Mr. Ellis provided applicants a curb cut application that applicants will complete and submit to the Town.

Members inquired about drainage along the right of way. Mr. McNeill indicated that the water drains to the west. Applicants intend to install an 18' culvert, based on Mr. Ellis' recommendation.

Applicants also provided a draft Road Maintenance Agreement that Attorney Stephanie Lorentz prepared establishing covenants, rules and regulations for the maintenance, repair and replacement of the roadway and related improvements to benefit the owners of Lots 3 and 4. Applicants will provide a copy of the signed Road Maintenance Agreement for the MPC file when it is executed, and will provide for the MPC file a copy of the right of way description when it is finalized.

Regarding utility easements, applicants intend to include 20' wide utility easements along the length of the right of way. Two telephone poles will be erected, and the utilities will be underground from the poles to Lots 3 and 4.

Gary made a motion to approve the subdivision permit application, subject to the conditions of the November 2 and November 10 hearings and subject to the applicants securing any and all necessary state permits. Phil seconded the motion and the motion carried.

Mendon Town Plan/ Zoning Regulations: Teri indicated that Amanda O'Connor at the RRPC will review the Mendon Town Plan to confirm that it is consistent with state statute. She thanked Fred for his review of the Mendon Zoning Regulation; members will discuss the review in detail at the next meeting

opportunity. Teri will inquire about whether the RRPC can update the zoning maps, and whether grant monies are available for the same.

The next meeting of the Mendon Planning Commission is scheduled for Monday, December 9, 2020 at 5:15 p.m.

Respectfully submitted,

Teri Corsones