

Mendon Planning Commission Minutes

December 7, 2020

Present: Fred Bagley, Justin Lindholm, 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 10, 2020 minutes were approved with one change. The width of the culvert in the fourth paragraph of the McNeill Subdivision section was corrected to “18-inch”.

Mendon Zoning Regulations: Members reviewed several questions that Fred raised following his recent review of the Mendon Zoning Regulations. First, there is a reference to an “Official Zoning Map” in Article II, Section 202 of the Mendon Zoning Regulations. It provides that the Official Zoning Map shall be located in the Town Office, and is presumably the map on the wall in the conference room. The Regulations provide that the map is the final authority “as to the current zoning status of land and water areas.” Zoning maps are also attached to the Regulations, to the Mendon Town Plan and are available on-line. The different maps should be consistent. Whether the map on the wall in the conference room should be updated is a question. Teri will check with the RRPC as to whether it should be updated, and if so, whether there are RRPC grants or other funding sources to cover the cost.

Next, members reviewed the different districts where child care is permitted. Family child care homes serving no more than six full-time children are a permitted use requiring a permit from the Zoning Administrator in the Village, Commercial, Residential I, II and III and Robinwood Residential Districts. Family child care homes or facilities serving more than six full-time children are a permitted use requiring Planning Commission site plan review in the Village,

Commercial, Residential I, II and III and Robinwood Residential Districts. Family child care homes are a conditional use requiring Zoning Board of Adjustment review in the Rural, Wheelerville, East, Conservation I and II, City Forest and Ski Area Development Districts.

The role of the Zoning Board of Adjustment throughout the Regulations was discussed, and whether the ZBA might wish to review the Regulations for any suggested changes. Teri will inquire of the ZBA Chair.

Whether state law requires towns to permit certain uses such as hazardous waste, waste management facilities and mobile home parks was discussed. Teri will check with the RRPC for guidance.

Article III, Section 305 provides that the Residential I District “contains most of the land in the Town Line Road corridor.” Fred questioned whether the description includes the area south of the terminus of Town Line Road, in particular along the Notch Road to the point where the Wheelerville District begins. He suggested revising the sentence at issue to clarify as much.

There are several references to “town services” throughout the regulations, and whether town services should be offered in different districts was discussed. Teri will verify what services are included in “town services”, and members will review the applicable regulations accordingly. She will also seek clarification from the RRPC regarding a town’s discretion as to windmill heights, regarding why the Rutland City Forest District is a separate district, and regarding what options there are for signage materials in zoning regulations. References to “CVPS” should be changed to “Green Mountain Power” and the word “East” should be deleted from the first sentence in Section 802(a).

The next meeting of the Mendon Planning Commission is scheduled for Monday, January 4, 2021 at 5:15 p.m.

Respectfully submitted,

Teri Corsones