

Mendon Planning Commission Minutes (Draft)
September 13, 2021

Present: Justin Lindholm, Phil Douglas, Gary Sihler and Teri Corsones were present in-person at the Mendon Town Office. The August 2, 2021 MPC minutes were approved as written.

Enhanced Energy Plan: Barbara Noyes Pulling from the Rutland Regional Planning Commission phoned in to the meeting to review the latest draft of the Enhanced Energy Plan. She inquired as to whether the Enhanced Energy Plan would be a separate stand-alone document, or whether it would be incorporated into the energy section of the current Mendon Town Plan. Members noted that the primary reason for having an Enhanced Energy Plan is so that the “substantial deference” standard would apply to the relevant cases involving Mendon. Barbara indicated that a stand-alone EEP document would achieve that goal, and a reference to the EEP could be made in the energy section of the Mendon Town Plan. Drafting will proceed accordingly.

Members went through specific sections of the draft. They asked for confirmation that the “plan” referenced in the new paragraph in the introductory section that provides that the plan will be given substantial deference in the Public Utility Commission’s review refers to the Mendon Town Plan, and not to the EEP. Barbara confirmed that it is the Mendon Town Plan that will be given substantial deference by the PUC, once the EEP is adopted.

Members asked that the reference to residents driving to work at the top of page 4 be modified to reflect the recent substantial increase in the number of persons working remotely; it’s anticipated that the trend towards working remotely will likely continue. This will impact the projections regarding transportation energy consumption figures.

Barbara indicated that the references to screening on page 12 would need to be consistent with screening requirements in Mendon’s Zoning Regulations. Teri indicated that there are numerous references to screening requirements in the zoning regulations, and will provide the references to Barbara.

Members pointed out that the Conservation Districts 1 and 2 referenced on page 14 are separate from the Ridgeline Overlay District, and confirmed that the information highlighted in green on page 14 was acceptable to include.

The reference to the Mead Castle on page 15 will be changed to the “North Tower Castle also known as the Mead Castle” on page 15. The duplicative sentence at the bottom of page 15 will be removed. The reference to the red distribution lines and to the yellow distribution lines on page 17 should remain. Lastly, a reference to the possibility of nuclear energy sources should be added to potential energy sources in the future.

Regarding the new mapping, Justin will deliver the latest copy of the town road maps to Steve at the RRPC, so that the correct locations of roads impacted by Tropical Storm Irene (such as the Clark Mason Road, the Wheelerville Road and Town Highway 16), can be incorporated into the new mapping.

Miscellaneous: Sara Tully sent an email with several MPC questions shortly before the meeting. In response to the questions, members noted that the MPC will not request that a ballot question allowing for the retail sale of cannabis be included in the warning for Town Meeting 2022; that Phil (thankfully!) intends to remain on the MPC; and that Phil will be the MPC representative in the group updating the Hazard Mitigation Plan, inasmuch as he is already participating in the group in his capacity as the Director of Public Safety in Mendon.

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

Respectfully submitted,

Teri Corsones