

MENDON PLANNING COMMISSION MINUTES
February 4, 2013

Present: Ernie Smalley, Bill Godair, Justin Lindholm, Neil Langer, Phil Douglas and Teri Corsones were present. Zoning Administrator Steve Cosgrove was also present.

Jones Subdivision: Cort Jones was present on behalf of his parents, Joe and Anne Jones. Mr. and Mrs. Jones would like to subdivide 17 acres of the 62 acre parcel they own on Cream Hill Road, and convey the 17 acres to Cort and his wife. Mr. and Mrs. Jones had previously conveyed a parcel to Cort and his wife, and Cort and his wife built their primary residence on that parcel. The 17 acres will be added to the primary residence parcel. Teri will e-mail the template of what needs to be sent to adjoining landowners to Cort, and he will send a copy of the notice of public hearing and letter to the adjoining landowners, after submitting the subdivision application materials to the town office. Because the first Monday in March falls on March 4, 2013, when Town Meeting is scheduled, the Mendon Planning Commission meeting in March will be on March 11, 2013, instead.

Stephanie Lorentz Subdivision Question: Steve Cosgrove posed a question that Attorney Stephanie Lorentz asked him. She has a client who wishes to purchase a parcel that is part of the Robinwood Development, located on the Killington/Mendon town line. Part of the property is located in Killington, and part is located in Mendon. The present owner wishes to subdivide the parcel exactly along the town line border. The portion that Attorney Lorentz's client wishes to purchase lies on the Mendon side; no subdivision will occur in Mendon. Her question is whether a Mendon subdivision permit application is needed.

Steve had a rough sketch of the parcel. Teri asked if Attorney Lorentz could provide a map of the parcel in its entirety, showing the portion in Killington, and the portion in Mendon. She will also check with the Rutland Regional Planning Commission and with the Agency of Natural Resources to see if those offices have addressed the specific question. Members agreed to review the information on line and either answer the question via e-mail, or indicate that additional information would be needed at the next meeting before answering the question.

Following the meeting, Attorney Lorentz provided the requested map. Teri learned from Ed Bove at the Rutland Regional Planning Commission that it is his opinion that unless a prior subdivision permit requires a Mendon Subdivision Permit under the circumstances at hand, one would not be needed. Karen at the Agency of Natural Resources concurred. Members agreed that a subdivision permit application would not be needed under the circumstances. Teri relayed the response to Attorney Lorentz.

Mendon Subdivision Regulation Review: Ed Bove from the Rutland Regional Planning Commission was present to continue his assistance with the review of the

Mendon Subdivision Regulations. He provided a marked-up version, with his comments and recommendations, of the draft which Mendon Planning Commission members had prepared following their review of the current regulations. He also provided copies of subdivision regulations from a number of Vermont towns.

Ed reviewed the general time line that could be followed from here on, including members' review of his draft, a Mendon Planning Commission public hearing, a Mendon Selectboard public hearing, and a town vote. Members discussed the possibility of one of the public hearings coinciding with other events in Mendon, such as the day when volunteers help with landscaping at the town office, or with the summer picnic at the Mendon Recreation Area. Ed asked that members review Articles 1 and 2 of the new draft before the next meeting on March 11. He also asked members to consider the possibility of "building envelopes" be included in the regulations. Members indicated that they would like to see the zoning regulations, subdivision regulations, and zoning and subdivision permit application materials available on the Mendon Town website.

The next meeting of the Mendon Planning Commission is scheduled for Monday, March 11 at 5:15 p.m. at the Mendon Town Office.

Respectfully submitted,

Therese Corsones