

MENDON PLANNING COMMISSION MINUTES

January 6, 2014

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

McDonough Subdivision Application: Chuck McDonough was present to address questions about the modification to the access portion of the subdivision permit application that he submitted at the November 4, 2013 meeting. Mendon Road Commissioner Bill Ellis also was present for the discussion. Mr. Ellis reviewed Mr. McDonough's Access Application he had approved earlier in the day. He indicated that the culvert for the new access point is to be 22' to 28' wide and at least 15' in diameter, and must be kept free of snow or other debris. He also indicated that no additional access points would be approved for the property.

Inasmuch as the Declaration of Easement on file reflects the original access plan, a revised Declaration of Easement will need to be filed, reflecting the modified access provisions. Mr. McDonough will submit a revised Declaration prior to the February 3, 2014 meeting, and will be available by phone at 5:30 p.m. on that date in the event there are any questions regarding the revisions. A modified site plan will also need to be submitted. Members reviewed with Mr. McDonough the subdivision regulations regarding the number of lots that trigger major subdivision scrutiny.

Justin Lindholm made a motion to approve the request to modify the access portion of the subdivision permit application, subject to the applicant abiding by the Access Permit conditions specified above, and subject to the applicant providing a revised Declaration of Easement and site plan reflecting the modified access provisions. Bill Godair seconded the motion and the motion carried.

Paquette Property Management & Consulting, LLC: Nick Paquette and Johanna Staudinger, on behalf of Paquette Property Management & Consulting, LLC regarding its application for change of use approval in order to convert a portion of the commercial building located at 125 Valley View Drive from office space to a one-bedroom apartment, provided a site plan which depicts the necessary number of parking spaces. They are awaiting word from the Agency of Natural Resources regarding modification of the state permit, to reflect the proposed change of use of Suite 2 from office space to residential space.

Fred Bagley: Dr. Bagley was present to continue the discussion of his proposal that the Town of Mendon work with the State of Vermont and the property owners of five lots located at the junction of the East Pittsford Road and U.S. Route 4 to create a green space dedicated to monuments that celebrate and recognize significant Mendon events. The proposal includes creating an access road that would go west from an L-shaped frontage

road to serve all five of the properties, thereby eliminating the multiple driveway accesses presently situated in the area. Members recommended reviewing the deeds of the affected lots in terms of access, and contacting the persons who were involved with modifying the access for the church property. Dr. Bagley will ask for time at the Mendon Town Meeting to discuss his proposal.

Mendon Subdivision Regulations: Members discussed the timing for the town vote regarding the updated subdivision regulations and decided upon August 26, 2014, the date for primary voting. Teri will notify Sara, and will give a brief presentation at the Mendon Town Meeting regarding the vote. Members discussed several additional revisions to the latest draft of the update.

The next meeting of the Mendon Planning Commission is scheduled for Monday, February 3, 2014 at 5:15 p.m. at the Mendon Town Offices.

Respectfully submitted,

Teri Corsones