

Mendon Planning Commission Minutes (Draft)
January 8, 2018

Present: Justin Lindholm, Phil Douglas, Fred Bagley, Bill Godair, Neil Langer and Teri Corsones were present. Zoning Administrator Steve Cosgrove was also present. Julia Purdy, a freelance journalist who covers Mendon for different area publications, was also present. The draft minutes of December 4, 2017 were approved as written.

Latzky Site Plan Review Application: Marc Latzky was present for the continued hearing on his application for site plan approval and change of use for his residential property located at 2596 U.S. Route 4, in order to utilize two bedrooms of the property for short term rentals. Seward Hawley and Richard Cook, Trustees of the Mendon Community United Methodist Church, appeared on behalf of the Church.

The December 4, 2017 minutes specified three matters for Mr. Latzky to address. The first pertained to modifying the site plan to comport with section 503(d) of the Mendon Zoning Regulations, including a depiction of the necessary parking spaces. Mr. Latzky provided a modified site plan that depicts the location of four parking spaces in a 20' by 70' parking area adjacent to the structure. The Mendon Zoning Regulations provide that a parking space is at least 8' wide and 15' long. The parking area as depicted would accommodate the four spaces. Section 303(g)(3) requires each lot in the Village District to have a side yard at least 10 feet in width, maintained as a landscaped area. The eastern parking area boundary line coincides with a portion of the eastern property boundary line. Mr. Hawley and Mr. Cook had no objection to the lack of a 10' wide landscaped area along the 70' distance of the eastern boundary line. Members also noted that the lack of a 10' wide landscaped area in that vicinity pre-dated the zoning regulations. Mr. Latzky also included setback distances, bedroom locations, and ground floor and top floor details in the modified site plan.

The second matter pertains to confirmation of necessary state permits, and whether structural changes such as a fire escape would be required. Mr. Latzky provided a Vermont Department of Public Safety Division of Fire Safety "Fire Inspection Results" document with an inspection date of January 2, 2018. The document provides that all noted violations have been repaired, and occupancy is granted. Inasmuch as no structural changes to the exterior of the structure were required as part of the Division of Fire Safety inspection, members noted that a review of the Exhibits A and B referenced in the minutes was rendered moot.

The third matter pertains to the status of a shared driveway maintenance agreement with the Mendon Community United Methodist Church. Mr. Hawley and Mr. Cook indicated that the full Board of Trustees had not met since the December 4, 2017 meeting, but they were confident that the Board could work out a shared driveway maintenance agreement with Mr. Latzky. They and Mr. Latzky will provide a copy of the written agreement to the Town when it is available, for inclusion in Mr. Latzky's zoning file.

Bill Godair moved to approve Mr. Latzky's application for site plan review and change of use. Neil Langer seconded the motion and the motion carried.

Municipal Planning Grant Application: Elysa Smigielski from the Rutland Regional Planning Commission appeared to provide additional information about the Municipal Planning Grant that was approved by the Vermont Department of Housing and Community Development. She will contact Sara Tully at the Town Office about the process for selection of a consultant. A possible timeline for surveying residents, scheduling a community forum, and development of a draft plan was discussed. Members will continue discussion of the timeline at the February meeting.

The next meeting of the Mendon Planning Commission is scheduled for Monday, February 5, 2018 at 5:15 p.m. at the Mendon Town Office.

Respectfully submitted,

Teri Corsones