

Mendon Planning Commission Minutes February 4, 2019

Present: Justin Lindholm, Phil Douglas, Neil Langer, Fred Bagley, Nicole Kesselring and Teri Corsones were present. The minutes of the January 7, 2019 Mendon Planning Commission meeting were approved with no changes.

Zoning Administrator Interviews: Justin, Phil, Fred, Nicole and Teri interviewed two applicants for the Mendon Zoning Administrator position for the term beginning April 1, 2019. Teri will prepare a draft letter to the Selectboard with the Planning Commission's recommendation. The Selectboard will make the final decision.

Municipal Planning Grant Application: Fred and Nicole provided a copy of recommended revisions to the Land Use, Economic Development and Recreation sections of the working draft Town Plan. They have completed work on the Mendon Community section, but are awaiting demographics data from the RRPC for that section. They have also completed work on the water and sewer portions of the Community Facilities section, and have made tentative revisions to the other portions of that section, except for the child care portion. They have started work on the Transportation section, but have not incorporated any revisions for that section into the working draft, as of yet.

Ed Bove from the Rutland Regional Planning Commission was present. He provided hand-outs with information for the Transportation and Energy sections, and will e-mail information with the demographics information needed for the Mendon Community section.

Ed also went over new, updated "Future Land Use" mapping that his office had prepared. Updated areas include the Green Mountain National Forest, Appalachian Trail, State Forest and City Forest lands. He suggested further differentiating the different residential and commercial districts with specific color shades, for ease of visualization. For example, the various residential districts might be combined into one color, with one shade of the color for high-density and a different shade for low-density residential districts. Ed will bring revised mapping to the March meeting for members' review.

With respect to the timeline for completing a draft Town Plan by the end of May, members were asked to review the Land Use, Economic Development and Recreation section revisions before the March meeting. Fred and Nicole will work on the Transportation and Energy sections, and will bring recommended revisions to those sections to the March meeting. Ed will provide additional information for the Housing, Natural Resources and Flood Resiliency sections. Members will decide on the specific review areas for the April and May meetings during the previous month's meeting.

Ed also reviewed the twelve components set forth in 24 V.S.A. §4382. That section provides that municipal town plans shall include: a statement of objectives, policies and

programs to guide future growth and development; a land use plan; a transportation plan; a utility and facility plan; a statement of policies on natural areas and scenic and historic resources; an educational facilities plan; an implementation plan; a statement regarding the plan's relation to adjacent towns and the region; an energy plan; a housing element; an economic development element; and, a flood resilience plan. The current working draft includes the vast majority of the components.

The next meeting of the Mendon Planning Commission is scheduled for Monday, March 11, 2019 at 5:15 p.m. at the Mendon Town Office, re-scheduled from the first Monday of the month due to Town Meeting scheduled for the evening of the first Monday in March.

Respectfully submitted,

Teri Corsones