

Mendon Planning Commission Minutes (Draft)
January 3, 2022

Present: Phil Douglas, Fred Bagley, Justin Lindholm, Gary Sihler and Teri Corsones were present. The draft December 6, 2021 minutes were approved with no changes.

McDonough Subdivision: The hearing on December 6, 2021 was continued pending receipt of a modified Declaration of Easements Third Amendment that includes necessary wastewater easement provisions, as well as receipt of descriptions of the two proposed lots. Teri distributed materials that Charles McDonough provided in advance of the continued hearing, including an amended “Declaration of Easements – Third Amendment” and narrative survey descriptions of Lots 4 and 5.

The amended Declaration of Easements now includes wastewater easement rights, to wit: “Reference is hereby had to Section 4 of the Second Amendment to the Declaration relating to the septic easement of Lot 3 on the subservient parcel Lot 4. Nothing contained herein changes or amends that easement except, for purposes of clarification, that easement is located on newly created Lots 4 and 5, specifically with the septic fields located on Lot 5 and the associated easement for the necessary underground piping located on Lot 4 and on Lot 5.”

Members noted that applicant has now also provided narrative descriptions of newly created Lots 4 and 5. Fred Bagley moved to approve the application for subdivision approval, subject to the applicant obtaining any and all necessary state permits for the subdivision. Phil Douglas seconded the motion and the motion carried.

Non-compliant Signage: Fred inquired about the status of two signs on Route 4 where the businesses are no longer in operation. Section 704 of the Mendon Zoning Regulations requires any sign or sign plaza, including the physical structure thereof, to be removed by the property owner upon the request of the Zoning Administrator if business non-use has been in effect for nine consecutive months. Teri will make inquiry at the Town Office about the status of the two signs, and will take photos of the signage for documentation.

Enhanced Energy Plan: Teri reported that she had submitted the proposed Mendon Enhanced Energy Plan to the Select Board following the Mendon Planning Commission public hearing held on December 6, 2021. She will inquire as to when the Select Board public hearing will be scheduled.

Zoning Administrator: Teri reported that she had provided input into the job description for the Zoning Administrator position, but has not been contacted about scheduling interviews for any applicants. She will inquire of Sara as to the status of the job search.

Miscellaneous: Teri reported that the large recreational vehicle referenced in the December 6, 2021 minutes has been removed.

The next meeting of the Mendon Planning Commission is scheduled for Monday, February 7, 2022 at 5:15 p.m. at the Mendon Town Office.

Respectfully submitted,

Teri Corsones