

**Mendon Planning Commission Minutes (Draft)**  
**July 13, 2021**

**Present:** Justin Lindholm, Phil Douglas, Gary Sihler and Teri Corsones were present in-person at the Mendon Town Office. The June 7, 2021 MPC minutes were approved as written.

**Enhanced Energy Plan:** Barbara Noyes Pulling from the Rutland Regional Planning Commission phoned in to the meeting and discussed the “Energy Planning Standards for Municipal Plans”, and their interplay with Enhanced Energy Plan review. She also emailed the most recent draft of the Mendon Enhanced Energy Plan. Members reviewed the draft section by section. Changes were suggested for the following sections:

1. Delete “fire station” from the Residential and Commercial Energy Use” section on page 7.
2. Delete the reference to solar panels on the school roof in the same section on page 8.
3. Add “small scale” to the next paragraph before “renewable generation technologies”.
4. Add “Route 4 Viewshed Corridor” and “Ridgeline Overlay District” to the list of “Known Constraints” on page 10.
5. Add “Bear Wintering Areas” to the list of “Possible Constraints” on page 10.
6. Delete “and medium” before “scale wind generation” in the “Wind Resource Map” section on page 11.
7. Delete “and commercial” before “systems” in the same section on page 12, change “150 feet” to “100 feet” and add “not visible from public roadways”.
8. Add “so long as screening and continued maintenance of screening is required” to the “Solar Resources Area” section on page 12.
9. Add “Ridgeline Overlay District” to the list of “Unsuitable Areas” and “Local Constraints” list on page 14.
10. Delete the reference to “Brandon” on page 14 and insert “Mendon”.

11. Delete the “Preferred Areas” section on page 15.
12. Add “as long as there are appropriate setbacks that preserve the Route 4 Viewshed Corridor” to the “Grid Infrastructure” section on page 16.
13. Add “Ridgeline Overlay District” to the “Known Constraints” list on the “Wind Energy Potential” map on page 17.
14. Delete “and Locally Preferred Locations” from the title of the map on page 21.
15. Delete the reference to “preferred sites” in the last bullet on page 23.
16. Add a reference to the Alpine Pipeline in the second bullet in the “Land Use” section on page 25.

Members noted that a number of the Mendon zoning maps will need to be updated. Teri will ask the RRPC if that is something that the RRPC can do, and if there’s a cost. She will also prepare a “track change” document with the above revisions and email it to Barbara for her review before the next meeting.

The next meeting of the Mendon Planning Commission is scheduled for Monday, August 2, 2021 at 5:15 p.m. at the Mendon Town Office.

Respectfully submitted,

Teri Corsones