

**Mendon Planning Commission Minutes (Draft)**  
**October 3, 2022**

**Present:** Fred Bagley, Justin Lindholm, Gary Sihler, Dick Howe and Teri Corsones were present. Mendon Zoning Administrator Susannah Loffredo was also present for a portion of the meeting.

**Proposed Building Ordinance:** Members reviewed the draft “Dangerous & Vacant Building and Property Ordinance” that Susannah prepared based on similar ordinances in Killington, Woodstock and Pittsfield. They expressed their appreciation to Susannah for researching and taking the time to prepare a draft solution for a challenging issue.

Questions included whether a storage unit or shed would be considered a vacant structure under the ordinance, whether any structure with mice or rodents (including houses which get some mice each year at the start of winter) would be subject to the ordinance, whether the ordinance that refers to vacant properties would also apply to occupied properties, and how a property owner could be forced to make improvements if they lack the resources to do so. Other questions involved the definition of “promptly” and “immediate” and whether the term “dangerous” might be replaced with “unsafe”, and whether a formal complaint would be necessary to initiate action under the ordinance. Another question was whether the Town would have any liability if it was to act or not act upon any complaints regarding the safety of a building under the ordinance. Lastly, the identification of the Ordinance Administrator was also discussed.

Because the ordinance includes appeals to the Zoning Board of Adjustment, Teri will check with ZBA Chair Jack Kennelly regarding his views and will report back at the November meeting with his input.

**Local Hazard Mitigation Plan:** Fred and Justin reviewed portions of the Local Hazard Mitigation Plan (LHMP) prepared by the Mendon Hazard Mitigation Planning Team consisting of Larry Courcelle, Fred Bagley, Lema Carter, Bill Ellis and Justin Lindholm. The team has met once a month since April to provide a natural hazards local mitigation strategy to make Mendon more disaster resilient and more resilient after a disaster. Justin explained that the top three hazards

identified in the Plan are flash flooding, high winds (e.g., Hurricane Irene) and cold/snow/ice. Steffanie Bourque from the RRPC has been assisting with the Plan. Teri will check whether Steffanie plans to attend the November 7 meeting as part of the public comment process.

**Non-compliant Signage:** The road crew has indicated that it is stretched too thin to be able to remove the non-compliant signage referenced in previous meetings this year. Fred will inquire as to whether persons could volunteer to assist the road crew with this work.

**Section 402 Review:** Justin indicated that he liked the proposed changes that Fred had drafted. Teri will check with ZBA Chair Jack Kennelly for his input, given the ZBA's role in the proposed process.

**Blue Ridge Homeowners Association:** Susannah noted an inquiry she had received from the Blue Ridge Homeowners Association regarding the Town's regulation of short-term rentals. Teri noted that the state enacted regulations governing short-term rentals. The Act covers registration and insurance requirements, occupancy taxes and inspections. Killington apparently has a separate ordinance that involves payment of a separate registration fee to the town. It appears that the Association may be seeking enforcement of its covenants, a process with which the Town would not be involved.

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

Respectfully submitted,

Teri Corsones