

Mendon Planning Commission Minutes (Draft)
December 5, 2022

Present: Fred Bagley, Justin Lindholm, Gary Sihler, Dick Howe and Teri Corsones were present. The November 7, 2022 draft minutes were accepted with one correction (BZA reference changed to ZBA.)

U.S. Route 4: Fred shared information regarding a recent discussion with Joseph Flynn, the Vermont Secretary of Transportation, regarding the scoping study that is being undertaken for Route 4 in Mendon. Fred explained that the study will cover aspects such as lighting, speed limits, merging lanes, the possibility of a VAST trail crossing and the possibility of a pedestrian bridge.

Regarding the possibility of reducing the speed limit for Route 4 in the Mendon Village District, Fred learned that a three-person committee reviews requests to change speed limits. If a traffic speed study shows that 85% of vehicles travel within 5 mph of the posted speed limit along a specific stretch of the road, then the speed limit is generally considered acceptable. The committee can also consider local concerns that favor reducing speed limits and give them priority, however. Fred indicated that the Town may consider sending in a letter requesting a review of the speed limit in the Village District.

Fred also shared that he has discussed with Representative Jim Harrison and Senator Brian Collamore the possibility of co-locating Agency of Natural Resource offices in Rutland with Agency of Transportation offices in Mendon. Fred will ask Representative Harrison and Senator Collamore for follow up.

Blue Ridge Homeowners' Association: Teri shared an email that the Blue Ridge Homeowners' Association sent to the District Environmental Commission, Wastewater Commission, Alpine Pipeline, the Town of Mendon, the Rutland City Fire Department and to Mendon's local representatives regarding regulatory oversight of short-term rentals. It appears that the District Environmental Commission will investigate the concerns raised.

Community Center: Megan Smith sent an email providing an update on planning for a Community Center. Megan is compiling the results of various surveys on the

topic for presentation to the Select Board soon. She has also secured funds to conduct an inspection of one potential site.

Zoning Regulation Review: Members continued the discussion of zoning regulation review, including suggested changes to Section 402, whether solar panels are considered a structure and therefore subject to zoning review, and whether the general definition of permitted uses should be expanded to allow for uses similar to those already identified as a permitted use.

A T & T Cell Tower: Justin provided photos of the A T & T cell tower, which showed that all of the efforts made to modify and to camouflage the tower were successful. Justin said that the modified tower is being touted as an example of how well camouflaged a cell tower can be.

The next meeting of the Mendon Planning Commission is scheduled for Monday, January 9, 2023 at 5:15 p.m. at the Mendon Town Office.

Respectfully submitted,

Teri Corsones