

Mendon Planning Commission Minutes (Draft)
May 2, 2022

Present: Phil Douglas, 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.

Members welcomed newly appointed MPC member Dick Howe and newly appointed Mendon Zoning Administrator Susannah Loffredo to the meeting. Each was appointed at the Selectboard meeting on March 28, 2022.

Non-compliant Signage: Susannah reported on the status of two properties that were the subject of non-compliant signage notifications. The owners of the Snow Angels Tavern indicated that the sign on that property would be removed in the Spring, but it has not yet been removed. The owners of the Edelweiss Motel have not yet responded to the notification. Members discussed Section 704 of the Mendon Zoning Regulations. It provides that if the Zoning Administrator provides written notice to an owner of property that has been in non-use for a period of nine consecutive months to remove any sign on the property and the owner does not remove the sign, the town may remove the sign and charge the owner the reasonable cost of the removal. Susannah will follow up with the owners of the properties and consider appropriate removal measures if the owners fail to remove the subject signs. Fred noted several other properties that may be in non-compliance.

Village Center Designation Program: Teri reported that she and Patti Lancaster appeared at the select board meeting on April 11 to request approval for submission of an application for Village Center Designation. Ed Bove from the Rutland Regional Planning Commission also appeared to respond to any questions about the program. The select board approved the request and a draft application was submitted to the Vermont Department of Housing & Community Development for review. The review was conducted and the final application is due June 6 in order for the Downtown Board to consider the application on June 27.

Enhanced Energy Plan: Teri reported that she appeared at the RRPC Community Committee on April 19 to review the Mendon Enhanced Energy Plan for an affirmative determination of energy compliance. The Community Committee recommended approval by the full Board. Larry Courcelle confirmed that the full Board approved the Plan at its meeting later that evening. Teri thanked MPC members for all of their work on the Plan.

Neglected Properties in Disrepair: Members discussed what options municipalities have to address neglected properties in disrepair. Section 301(a)(6) of the Mendon Zoning Regulations provides that “placing or keeping more than three unregistered motor vehicles, uninspected motor vehicles or inoperable motor vehicles, scrap metal, appliances, waste, or other junk within view of any public or private road, excepting driveways serving only one (1) residence” is prohibited. Teri will research what measures might be available regarding the properties at issue.

The next meeting of the Mendon Planning Commission is scheduled for Monday, June 6, 2022 at 5:15 p.m. at the Mendon Town Office.

Respectfully submitted,

Teri Corsones