

Mendon Planning Commission Minutes (Draft)
April 3, 2023

Present: Fred Bagley, Justin Lindholm, Phil Douglas, Dick Howe, Lisa Swett and Teri Corsones were present. Zoning Administrator Steve Ellerin was also present. The draft March 13, 2023 minutes were approved with no changes. Lisa Swett was welcomed as a new MPC member.

Hughes Subdivision: John Lapre was present by phone. Adjoining landowner John Rizk was also present.

The March 13, 2023 MPC minutes conditioned subdivision approval in part on the applicant providing written confirmation from the VT Department of Environmental Conservation that a state permit was not required for the pond on Lot B.

Joshua Carvajal from the VT Department of Environmental Conservation Rivers Program emailed applicant on March 15, 2023 that he reviewed the pond on March 13, 2023. Mr. Carvajal wrote that based on his site visit and a desktop review of the watershed the stream is not perennial at the location where the pond was constructed and no stream alteration permit is needed.

The minutes also conditioned subdivision approval on applicant engaging a qualified licensed engineer to inspect the driveway, determine whether additional measures were needed to reasonably address the potential run-off, erosion and drainage concerns that had been cited during the March 13, 2023 hearing and report in writing as to the engineer's conclusions.

John Lapre is an engineer with the Engineering and Surveying Consultant Firm Spencer & Lapre, LLP in Clarendon, Vermont. He wrote applicant a letter on March 30, 2023, in which he indicated that he met at the site on March 20, 2023 with applicant and with Mendon Road Commissioner Bill Ellis to inspect the driveway regarding possible erosion issues associated with Lot B, as well as regarding historic drainage issues at the site and possible drainage issues that could arise in conjunction with the driveway.

Mr. Lapre recommended that applicant follow the state's standards outlined in the Vermont Low Risk Site Handbook, that applicant raise the elevation of the Lot B driveway culvert at least 12 inches, and that he or the town grade the roadside ditch so it drains to the southerly culvert.

Members discussed the recommendations with Mr. Lapre. They also discussed the steepness of the driveway and the need for a grading plan and an erosion prevention and sediment control plan for the driveway. Fred Bagley made a motion to further condition the subdivision approval granted on March 13, 2023 on the applicant engaging an engineer to prepare a grading plan and an erosion prevention and sediment control plan for the driveway on Lot B that are consistent with the standards outlined in the Vermont Low Risk Site Handbook, and that the applicant follow the plans. The engineer is also required to certify whether any improvements made to the driveway and property in conjunction with the plans are made in accordance with the plans. The aforesaid plans and the engineer's certification are to be filed with the town to be included in the applicant's subdivision permit file. Dick Howe seconded the motion and the motion carried.

Mendon Zoning Regulations: Fred reviewed the Mendon Zoning Regulations in their entirety and provided a list of suggested comments and possible amendments to the zoning regulations for the MPC to consider. Members will review the list before the next MPC meeting.

The next meeting of the Mendon Planning Commission is scheduled for Monday, May 1, 2023 at 5:15 p.m. at the Mendon Town Office.

Respectfully submitted,

Teri Corsones