

# Mendon Zoning Board of Adjustment

2282 US Route 4  
Mendon, VT 05701

December 6, 2023

(via Certified Mail Return Receipt Requested, First-Class U.S. Mail & email)

Concetta Pasquarello  
Joseph Trego  
170 Terra Lane  
Mendon, VT 05701

Re: *Appeals of Zoning Permit #2023-15*  
*Terra Lane, Mendon, VT*

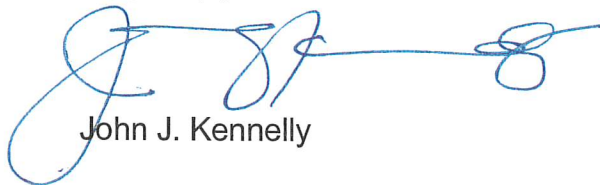
Dear Concetta Pasquarello and Joseph Trego,

Enclosed please find a complete copy of the Findings and Decision of the Mendon Zoning Board of Adjustment in connection with the appeals filed by you. The Board has denied the appeals. The permit issued to the Gates (Permit #2023-15) is valid unless an appeal to the Environmental Court is filed and pursued.

I am enclosing the Findings and Decision and would ask that you date and sign the personalized Acknowledgment page and return it to me in the enclosed envelope.

As stated in the Acknowledgement, any appeal of this decision must be made not later than thirty (30) days from December 6, 2023.

Very truly yours,



John J. Kennelly

Encl.  
JJK:clv

cc: Brian and Carol Gates (via Mail, email, w. Encl)  
Nancy Gondella (via email, w. Encl.)  
Steve Ellerin (via email; w. Encl.)  
ZBA Members: Susannah Loffredo Harvey Zara, Therese Corsones (via email; w.encl.)

# Mendon Zoning Board of Adjustment

2282 US Route 4  
Mendon, VT 05701

December 6, 2023, 2023

(via Certified Mail Return Receipt Requested, First-Class U.S. Mail & email)

Imants Smildzins  
522 Sherwood Drive  
Mendon, VT 05701

Re: *Appeals of Zoning Permit #2023-15*  
*Terra Lane, Mendon, VT*

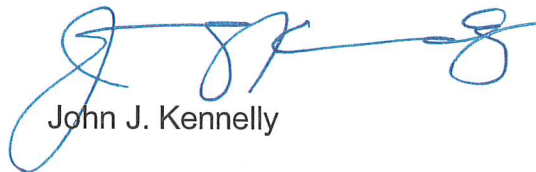
Dear Mr. Smildzins,

Enclosed please find a complete copy of the Findings and Decision of the Mendon Zoning Board of Adjustment in connection with the appeals filed by you. The Board has denied the appeals. The permit issued to the Gates (Permit #2023-15) is valid unless an appeal to the Environmental Court is filed and pursued.

I am enclosing the Findings and Decision and would ask that you date and sign the personalized Acknowledgment (last page) and return it to me in the enclosed envelope.

As stated in the Acknowledgement, any appeal of this decision must be made not later than thirty (30) days from December 6, 2023.

Very truly yours,



John J. Kennelly

Encl.  
JJK:clv

cc: Brian and Carol Gates (via Mail, email, w. Encl)  
Nancy Gondella (via email, w. Encl.)  
Steve Ellerin (via email; w. Encl.)  
ZBA Members: Susannah Loffredo Harvey Zara, Therese Corsones (via email; w.encl.)

# Mendon Zoning Board of Adjustment

2282 US Route 4  
Mendon, VT 05701

December 6, 2023

(via Certified Mail Return Receipt Requested, First-Class U.S. Mail & email)

Charles & Nancy Swift  
18 Quaker Meeting House Rd  
Armonk, NY 10504

Re: *Appeals of Zoning Permit #2023-15*  
*Terra Lane, Mendon, VT*

Dear Mr. & Mrs. Swift,

Enclosed please find a complete copy of the Findings and Decision of the Mendon Zoning Board of Adjustment in connection with the appeals filed by you. The Board has denied the appeals. The permit issued to the Gates (Permit #2023-15) is valid unless an appeal to the Environmental Court is filed and pursued.

I am enclosing the Findings and Decision and would ask that you date and sign the personalized Acknowledgment page and return it to me in the enclosed envelope.

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Very truly yours,



John J. Kennelly

Encl.  
JJK:clv

cc: Brian and Carol Gates (via Mail, email, w. Encl)  
Nancy Gondella (via email, w. Encl.)  
Steve Ellerin (via email; w. Encl.)  
ZBA Members: Susannah Loffredo Harvey Zara, Therese Corsones (via email; w.encl.)

**Findings and Decision  
Of the Mendon Zoning Board of Adjustment**

In re: *The Appeals of Permit 2023-15*  
*Appellants Smildzins, Pasquarello and Swift*

Brian Gates submitted an application for a Zoning Permit on July 27, 2023 for property owned by him at 166 Terra Lane in Mendon, Vermont. The Mendon Zoning Administrator approved the application as Mendon Zoning Permit 2023-15 on August 23, 2023. Appeals of the permit to the Mendon Zoning Board of Adjustment (ZBA) were filed by Imants Smildzins, owner of 522 Sherwood Dr., Concetta Pasquarello and Joseph Trego, owners of 170 Terra Lane, Charles and Nancy Swift, owners of 122 Terra Lane, and Geoffrey Wells, owner of 176 Terra Lane.

A hearing on the appeals before the ZBA was scheduled for October 4, 2023 at 6:30 pm at the Mendon Town Office. Notice of the hearing on the Appeals was posted at the Mendon Town Clerk's Office and at DePalo Coffee (formerly the Mendon Country Store). Notice of the hearing was also published in the Rutland Herald on September 19, 2023.

Attendance at the hearing was also available by Zoom (or the equivalent) and by phone. The persons who attended in person, or otherwise, are identified in Exhibit A. The hearing began on October 4, 2023 at approximately 6:43 p.m. Three members of the Zoning Board of Adjustment ("ZBA") were present in person (John Kennelly, Teri Corsones and Harvey Zara). Susannah Loffredo appeared via the GTM Link. The four members present represented a quorum of the ZBA. In addition to the members of the board, Steve Ellerin, the Mendon Zoning Administrator, was also present.

The first appeal was filed by Imants Smildzins. Mr. Smildzins owns property at 522 Sherwood Dr. in Mendon, which is adjacent to the Gates' Property. Mr. Smildzins attended the hearing on October 4th in person and testified.

The second appeal was filed by Concetta Pasquarello and Joseph Trego. Ms. Pasquarello and Mr. Trego are the owners of 170 Terra Lane in Mendon. Neither Ms. Pasquarello nor Mr. Trego attended the hearing.

A third appeal was filed by Charlie and Nancy Swift. Mr. and Mrs. Swift own property at 122 Terra Lane in Mendon. Mr. and Mrs. Swift attended the hearing virtually via a Go To Meeting link ("GTM Link") and testified in support of their appeal.

A fourth appeal was filed by Geoffrey Wells. On the day of the hearing Mr. Wells' attorney contacted the Town to advise that Mr. Wells was withdrawing his appeal.

Additionally, eight other persons attended the hearing, including Carol Gates, in person on behalf of the permit holder and Brian Gates via the GTM Link. Everyone present at the hearing is identified in Exhibit A. All of the persons who were going to testify were sworn in.

## **FINDINGS**

### **SMILDZINS' APPEAL**

The first appeal addressed was that of Imants Smildzins. Mr. Smildzin's appeal was set out in his letter of August 31, 2023 addressed to Mr. Steve Ellerin and received by the Town Clerk on September 5, 2023.

Mr. Smildzins identified himself as an engineer and landscape architect with 44 years of experience.

He testified that the proposed accessory building sought by the permit was 30 by 50 feet.

He claimed that only one accessory building was permitted in the Residential II zone.

Mr. Smildzins testified that there is currently a 900 square foot garage at the premises and the application seeks permission for a garage/storage building as an accessory structure.

Mr. Smildzins testified that Mr. Gates is self employed and has parked tractors and trucks on this property and the new construction appears to be for used to store or house what is a business-related use.

Mr. Smildzins argued that the Gates should be required to certify that the use of the garage/storage structure is not a home occupied business or if that is not the case then to abide by Section 602 (Home Occupation) of the zoning ordinance.

Mr. Smildzins pointed out that in his opinion the application is deficient in addressing sufficient access for first responders and utility vehicle access for delivery of oil or gas, and further pointed out that no driveway width or slopes are shown on the site plan to properly issue a zoning permit based on this standard.

Mr. Smildzins stated that the application does not address how the new impervious surfaces maximizes site infiltration and minimizes surface run off. This is of particular concern, in his opinion as the parcel lies within the 25% slope district and was defined as a sensitive development area pursuant to Section 616 (Structures in Sensitive Areas).

Mr. Smildzins also argued that the application is deficient in providing grading information to determine if the driveways are compliant with the town's standards.

Likewise, he argued that the application is deficient to determine compliance with the applicable setbacks on the proposed 1500 square foot accessory unit.

### **SWIFTS' APPEAL**

The next appeal of the Gates permit was filed by Charlie and Nancy Swift who are the owners of 122 Terra Lane in Mendon.

The Swifts appeared via the GTM Link and testified in support of their appeal.

They felt that the drawing submitted in support of the permit lacked key information and asked that the applicant resubmit the proposal with a more accurate drawing containing sufficient information to determine boundaries, setbacks, other improvements such as driveways and a parking structure for commercial construction equipment.

The Swifts also argued that the applicants should submit a survey to confirm property boundaries and setbacks.

The Swifts testified that the proposed building will be 1500 square feet and will have an impermeable surface reducing the property's ability to absorb water which will instead flow downhill onto their property.

The Swifts claim that the roof of the new accessory building will drain directly onto their property line creating a significant water flow onto the property.

The Swifts argued that the Gates should be required to put in a drainage system which directs all water from the edge of the property down to the culvert along the road.

There were 2 other appeals filed. One of them was withdrawn by the Appellant Geoffrey Wells, who owns 176 Terra Lane. The other appeal had been filed by Ms.

Pasquarello and Mr. Trego, owners of 170 Terra Lane. Neither Ms. Pasquarello nor Mr. Trego appeared for the hearing.

Mrs. Gates had the opportunity to question Mr. Smildzins and Nancy and Charlie Swift after they had presented their testimony in support of their appeals.

Mrs. Gates also offered arguments and evidence in support of the permit arguing that the 25% slope district provisions in section 317(1) were not applicable to the permit because they only were relevant to the construction of private driveways and roads and not to developments in general.

Mrs. Gates also argued that the accessory structure is not in the sensitive development area and therefore does not require review in accordance with sections 504-506 of the Zoning Ordinance.

Mrs. Gates testified that the new building would be used for storing some excavation equipment and the family's many toys, including boats, jet skis, snowmobiles and ATVs, plus yard machines.

Mrs. Gates also testified that the new building was not being used by the Gates for a home occupation.

At the October 4<sup>th</sup> hearing the following were marked as Exhibits and were all admitted as evidence:

Exhibit 1 – Gates Application for Zoning Permit. (7 pages)

Exhibit 2 – Portion of Ridgeline and 25% Slope Map.

Exhibit 3 – September 18, 2023 Letter from Mr. & Mrs. Gates to ZBA responding to Appeals.

Exhibit 4 – Ridgeline District and 25% Slope Overlay Map of entire town.



Exhibit 5 – Tax Map marked to locate Terra Lane and the Gates' and Appellants' properties.

At the conclusion of the testimony, the Board took a short recess to go into a deliberative session. The deliberative session ended and the Board reopened the hearing and requested a site visit of the property to better address the issues in dispute about the location of the boundaries, compliance with setbacks, and the terrain of the property.

After discussion of Board members' and the parties' schedules and availability, it was agreed that a site visit would be scheduled for October 19th at 4:15 p.m. at the Gate's property. The hearing was then continued to the site visit on October 19 at 4:15 pm at the Gate's property. The hearing was then adjourned for the evening at approximately 7:55 p.m.

The continuation of the hearing was announced to everyone present, in person or on the GTM Link.

On October 19 Mrs. Gates emailed the ZBA Chair claiming that the Board had no authority to schedule a site visit, that she never agreed to the site visit, and that the fees for the appeal had not been paid.

The ZBA met at the Town Office at 4:15 p.m. on October 19 in a deliberative session. Members John Kennelly, Harvey Zara and Teri Corsones were present.

The result of the deliberative session of the Board was that the Gates would be given the option of permitting a site visit or the submission of a survey of the site setting out all boundaries and siting all of the proposed new construction. That option was conveyed to the Gates by email and mail. There was no response by the Gates.

The Board discussed that the failure to pay an appeal fee simultaneously with filing an appeal does not deprive the ZBA of jurisdiction over the appeals. Section 1103 of the Mendon Zoning Ordinance does not list payment of a fee as a mandatory condition of filing an appeal of an administrative officer's actions.

On November 15, 2023 three members of the ZBA went to view the site from the property of Charles and Nancy Swift, who gave the Board access to their property at 122 Terra Lane to observe the placement of the accessory building. ZBA Board members Harvey Zara, Susannah Loffredo and Jack Kennelly attended the near-site visit.

Construction of the accessory building was significantly under way; the slab was laid and the building was fully framed.

There was one rudimentary structure to the west of the accessory building. It looked to be temporary and will have to be removed or else the building would be infringing on the required side yard setback.

The ZBA members at the November 15<sup>th</sup> visit (from the Swifts' property) were satisfied that the accessory building approved in Zoning Permit 2023-15 as placed was in compliance with the setback requirements for a Residence II Zone.

#### **DECISION**

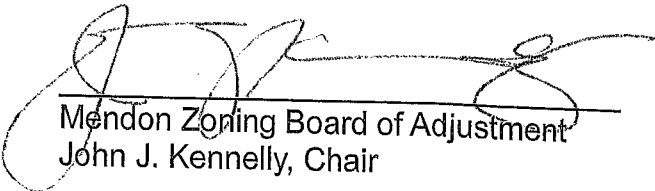
After consideration of the testimony and evidence submitted at the October 4 and October 19 hearings, and also based on the November 15<sup>th</sup> site visit by three members of the Board, the Board makes the following Decision:

1. Section 601 of the Mendon Zoning Regulations does not limit a property to one accessory structure per lot.

2. The proposed structure will not be used as a home occupation business per Mrs. Gates' testimony.
3. The property is not located in the Ridgeline Overlay District, and is not located in a 25% Slope District. The property is not subject to Sensitive Development Area requirements.
4. A survey is not required for a zoning permit application.
5. The maximum impervious surface in a Residential II District is 50%. The impervious surface of the property including the proposed structure does not exceed that percentage.
6. Applicable setback requirements have been met subject to the rudimentary structure referenced above being removed.
7. None of the Appellants has proven that the Zoning Administrator's approval of Zoning Permit #2023-15 was in error. Accordingly, the Appeals of Smildzins, Swifts, Pasquarello and Trego are denied and the decision of the Zoning Administrator in issuing Zoning Permit 2023-15 is affirmed.

Dated this 6<sup>th</sup> day of December, 2023

Therese Corsones  
Harvey Zara  
Susannah Loffredo

  
Mendon Zoning Board of Adjustment  
John J. Kennelly, Chair

In re: *The Appeals of Permit 2023-15*  
*Appellants Smildzins, Pasquarello and Swift*

**ACKNOWLEDGMENT**

By this form and signature, I do hereby attest that I \_\_\_\_\_ [Print Name], an Appellant in the above referenced matter have read and understand the Mendon Zoning Board of Adjustment's Findings of Fact and Decision, and all applicable sections of the Mendon Zoning Ordinance. I acknowledge that I may appeal this Decision of the Board of Adjustment by filing a Notice of Appeal within thirty (30) days of the date of this Decision pursuant to 24 Vermont Statutes Annotated §4471 and Vermont Rule for Environmental Court Proceedings 5(b). Any Notice of Appeal of this Decision must be filed with the Clerk of the Environmental Court, by certified mail or other means, within thirty (30) days of the date of this Decision (December 6, 2023).

Dated: \_\_\_\_\_

\_\_\_\_\_  
By:  
[Print Name below signature]

Applicant

Zoning Admin

Posting

Lister

Permit # 2023-15

Approval Date Notice Approved 8/23/23

Appeal By 9/7/23

OFFICE USE ONLY: Do Not Write Above This Line

### APPLICATION FOR ZONING PERMIT

RECEIVED  
11/27/23

The undersigned hereby requests a zoning permit for the following use, to be issued on the basis of the representations contained herein. Permit will become void in the event of misrepresentation or failure to undertake construction within one year of the date of approval or completion within two years.

Owner of Record:	Brian Gates			
Mailing Address:	166 Terra Lane Mendon			
Telephone:	802-236-2958			
Telephone:				
Email:	Weedconnections@aol.com			
Representative or Contact Person: (if different from owner)	Fred Watkins (Builder) 802-353-8152			
Mailing Address:	82 e. Washington St Rutland			
Telephone:	802-353-8152			
Telephone:				
Email:	WatkinsBuilding2002@gmail.com			
<b>Description of Property</b> (The following information may be obtained in the Mendon Town Office.)				
Deed to this parcel is recorded in:	Book	64	Page	50
Zoning District:	Mendon			
Names of all Owners of Record:	Brian Gates			
911 Street Address:	166 Terra Lane Mendon			
Property Tax Map Number:	Map	03	Block	02
Lot Size:	Parcel	20.000		
<b>Description of Project</b>				
Nature of Project (New construction that requires a well or septic system requires a State of Vermont Wastewater Permit.)	New Construction - Single Overhead Door Garage/Storage Structure - NO Waste/Water Accessory Structure Supply to Building			
Existing Use and Occupancy	N/A			
Change of Use (requires site plan approval)	N/A			
Existing Number of Bedrooms	N/A			
Proposed Number (The addition of any bedroom(s) that increases the design flow for the water and wastewater systems requires a State of Vermont Wastewater Permit.)	N/A			
Proposed Use and Occupancy	Garage/Storage New Construction			

The applicant or an interested person may appeal any decision by the Administrative Officer within fifteen (15) days of the date of such decision. This permit shall not take effect - NO CONSTRUCTION ALLOWED - until the time for such appeal has passed.

Ex 1  
10/4/23

Applicant:  Permit # 2023-15

Zoning Admin  Approval Date

Posting

Lister

Notice Approved 8/23/23

Appeal By 9/7/23

OFFICE USE ONLY: Do Not Write Above This Line

**Project Specifications**

Building Description	Existing	Proposed
Length:		50'
Width:		30'
Number of Stories:		1
Max. Height of Highest Finished Floor	Maximum Building Height - 20'	
Total Square Feet of Area	Existing	Proposed
Basement:		<input checked="" type="checkbox"/>
First Floor:		1500
Second Floor:		<input checked="" type="checkbox"/>
Third Floor:		<input checked="" type="checkbox"/>
Loft(s):		<input checked="" type="checkbox"/>
Deck(s):		<input checked="" type="checkbox"/>
Porches(es):		<input checked="" type="checkbox"/>
Pool:		<input checked="" type="checkbox"/>
Other (please describe):		

Setback From Road Right-of-Way (feet):	Front	50	Rear	50	Side	25	Side	25
Off Street Parking Area	N/A		Residence # of Spaces		Business # of Spaces			
Access Permit Approved by Road Commissioner:	N/A		Yes <input type="checkbox"/>	No <input type="checkbox"/>		n/a <input type="checkbox"/>		

A general plot plan showing the location and dimension of the building, setbacks from road and property lines, well and septic, and a floor plan and elevation plan MUST be attached to this application.

Value of New Construction:	65,000
Approximate Completion Date:	Sept 1st
Signature of Owner of Record:	Brian Abbott 8/23/23
Date:	Brian Abbott

Fee Calculation:

Base Fee : \$50.00  
 \$0.10 per SF : 150.00  
 Recording Fee : 15.00  
 \$215 paid 7/27/23 Check # 2876

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Applicant

Zoning Admin

Posting

Lister

Permit # 2023-15

Approval Date Notice Approved 8/23/23

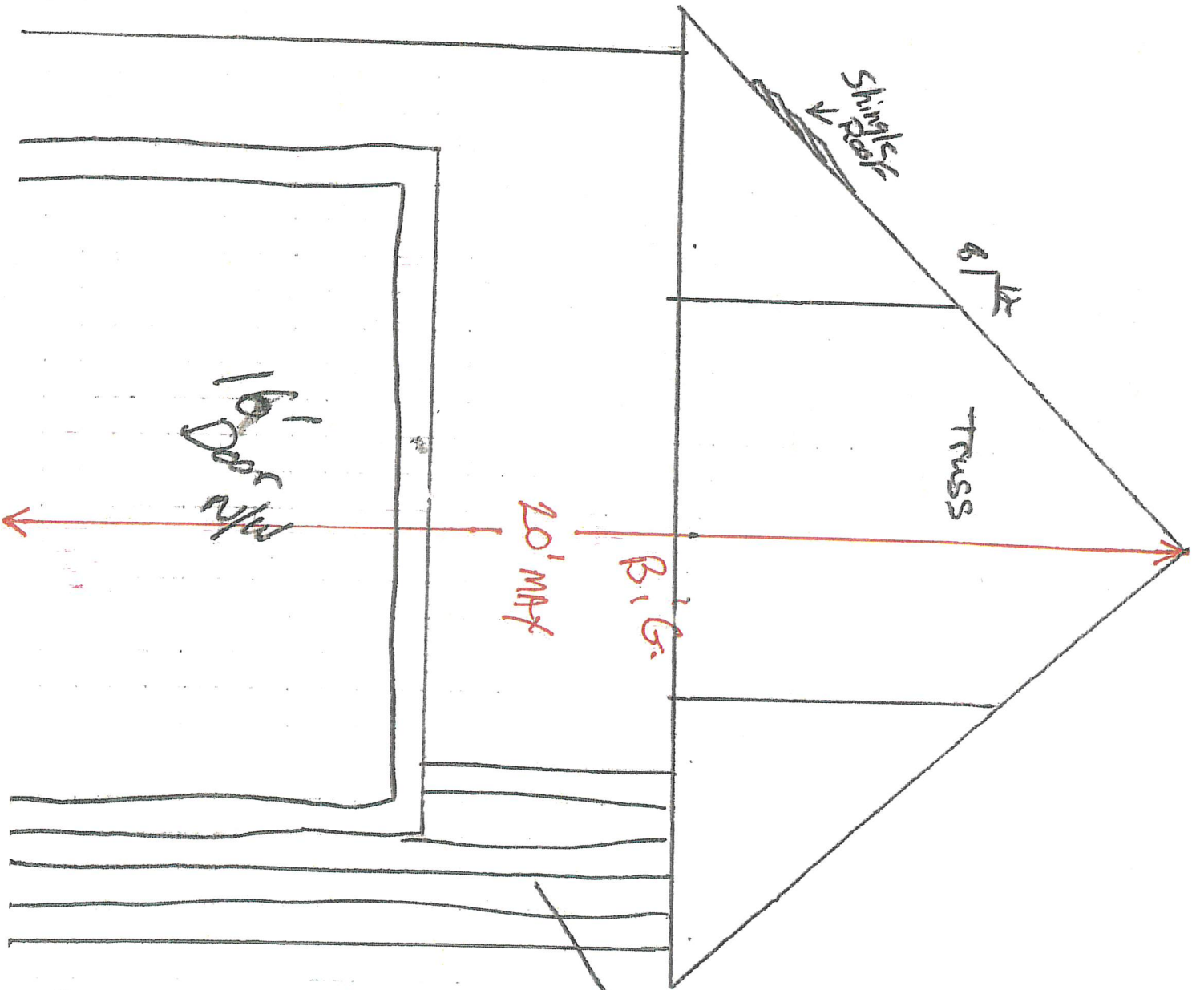
Appeal By 9/7/23

OFFICE USE ONLY: Do Not Write on This Page

Administrator Review	
Date Received:	7/27/23
Permit Fee:	200.00
Recording Fee:	15.00
Paid:	<input checked="" type="checkbox"/> Check #2876
Permit Received By:	Steve Elerin
Referred to Board of Adjustment or Planning Commission:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date: (Any permit referred to the Planning Commission for review is automatically stayed until decision)	Permit Stayed on 9/7/23 Due to multiple appeals
Fee:	
Paid:	<input type="checkbox"/>
Approved:	<input type="checkbox"/>
Denied:	<input checked="" type="checkbox"/>
Date:	9/7/23
Appeal Period Begin:	8/23/23
Appeal Period End:	9/7/23
Conditions:	Total Building height, NTE 20' from Lowest Surrounding grade point
Reason for Denial or Referral to BOA:	Multiple Appeals were Filed
Signature of Administrative Officer:	<i>[Signature]</i>
Date:	8/23/23

The applicant or an interested person may appeal any decision by the Administrative Officer within fifteen (15) days of the date of such decision. This permit shall not take effect – NO CONSTRUCTION ALLOWED – until the time for such appeal has passed.

Tree Line



DRIVE WAY

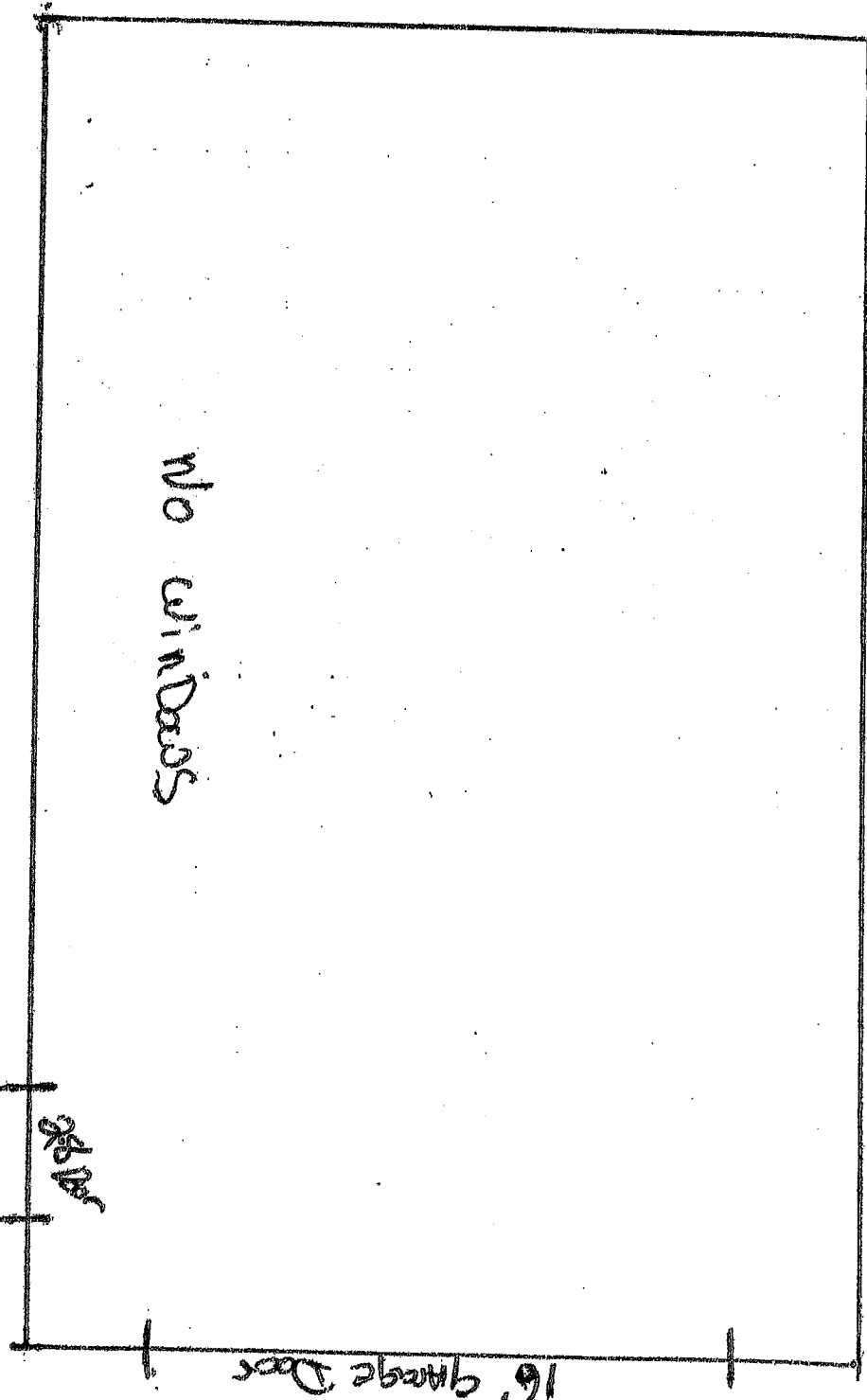
FRED WATKINS

Board / Batten  
SIDING



Parking

— 30 —



no windows

Tree Line

— ,05 —

Drive way Side

door

16' Garage Door

Tree Line

FRED WATKINS

Garage will have  
5,000 Square Imperious

GRADES  
Terra Ln

Setback  
35' N

Trees

Setback  
3' 200'

Entrance

Driveway (Dirt)

Side Back Setback/Flower

N<sup>o</sup> 150'

Setback To Road

New Garage  
30x50  
1500 sqft

3' 200'

45x25  
1125 sqft

45x20  
900 sqft

House

Patio Pavers  
45x25/1125 sqft

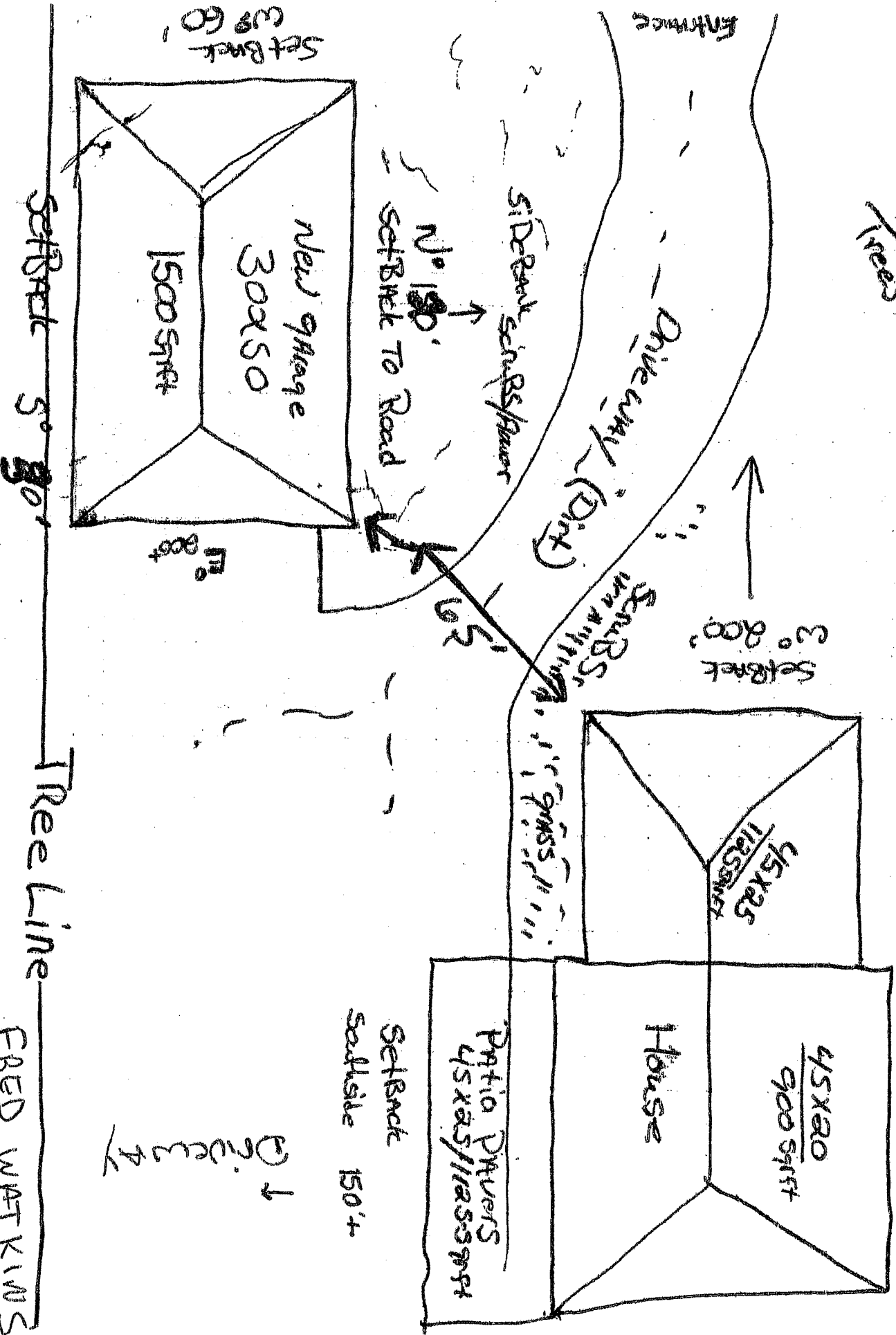
Setback  
Southside 150'+

Driveway

Setback 5' 30'

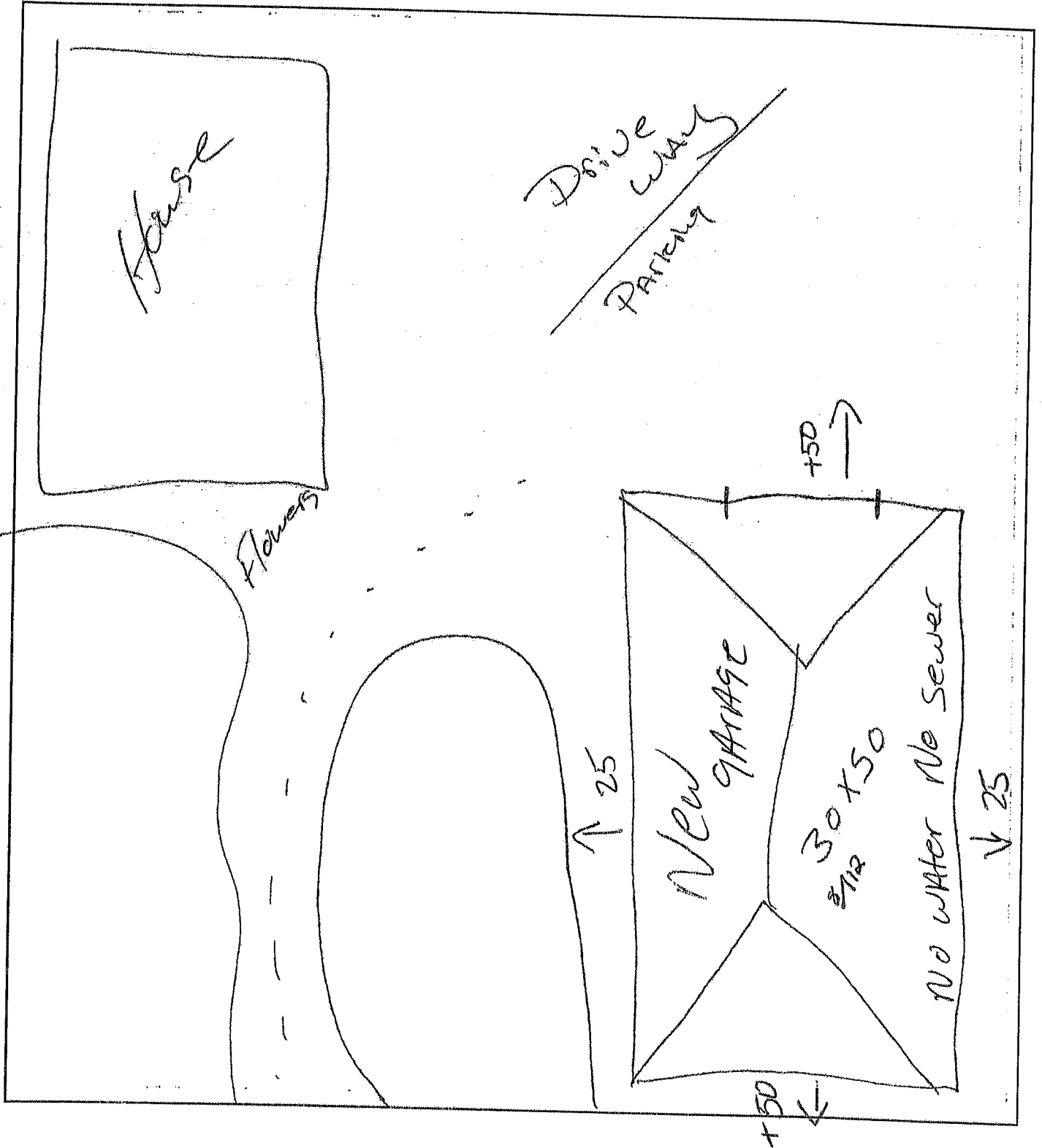
Tree Line

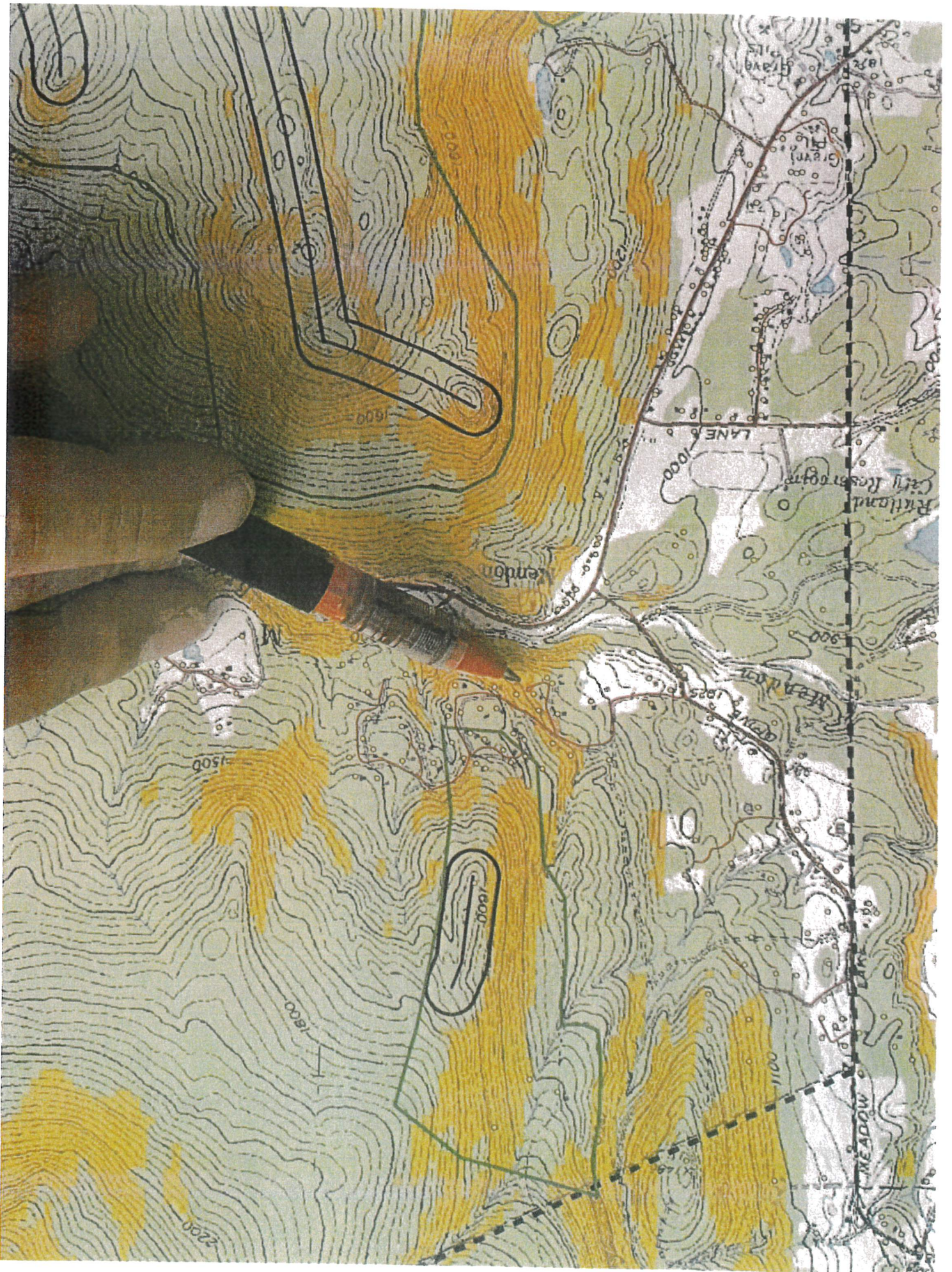
FRED WATKINS



## DOCUMENT ATTACHMENT

Select Scanned Document To Insert





RECEIVED  
9/18/23

September 18, 2023

Zoning Board of Adjustment  
2282 U.S. Rte 4  
Mendon, VT 05701

RE: Appeal of Zoning Permit #2023-15 Brian Gates 166 Terra Lane,  
Mendon Parcel ID 03-03-20.000

To the Zoning Board of Adjustment in Mendon,

In Accordance with Article XI: Appeals Section 1101 (2) We are requesting that the Zoning Board reject the consolidation of the Appeals brought forth by Geoff Wells, Charles and Nancy Swift, Concetta Pasquarello, Joseph Trego, & Imants Smildzins.

Information provided by the above mentioned to the Zoning Board of Adjustment is misleading, incorrect and/or irrelevant.

1. Brian and Carol Gates did not apply for the Building Permit on their property.
2. The Applicant has not received notification regarding an appeal or Notice of Hearing.
3. Terra Lane is Not Located in the Ridgeline District
4. **Section 317(1) 3. 25% Slope District**  
To regulate private driveways or roads of any length which are built on slopes in excess of 25% so as to insure access for emergency and police vehicles, utility vehicles and delivery vehicles for oil and gas. Regulation in those cases are set forth in Sub-section 317(6) (Standard 6). The 25% Slope District is relevant with respect to the construction of the private driveways and roads described herein above only, and not with respect to development in general.

5. The Accessory Structure is in Not in a "Sensitive Development Area" as stated in Section 616. Therefor not requiring review in accordance with Sections 504-506.

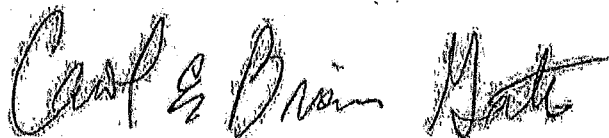
6. Information given to the Zoning Board of Adjustment regarding the Site plan is False and Misleading.

7. The Zoning Administrator Steve Ellerin was given approval by the Selectboard of Mendon for \$2,000 to go to the Town Attorney Mr. Corsones for guidance in Approving the Permit for the Gates Property.

In closing we would like to add that this has been a personal attack by our neighbors.

Thank You for Your Consideration in this Matter

Carol and Brian Gates

A handwritten signature in cursive script that reads "Carol & Brian Gates". The ink is dark and the signature is written in a fluid, connected style.

# TOWN OF MENDON Ridgeline District Overlay Map

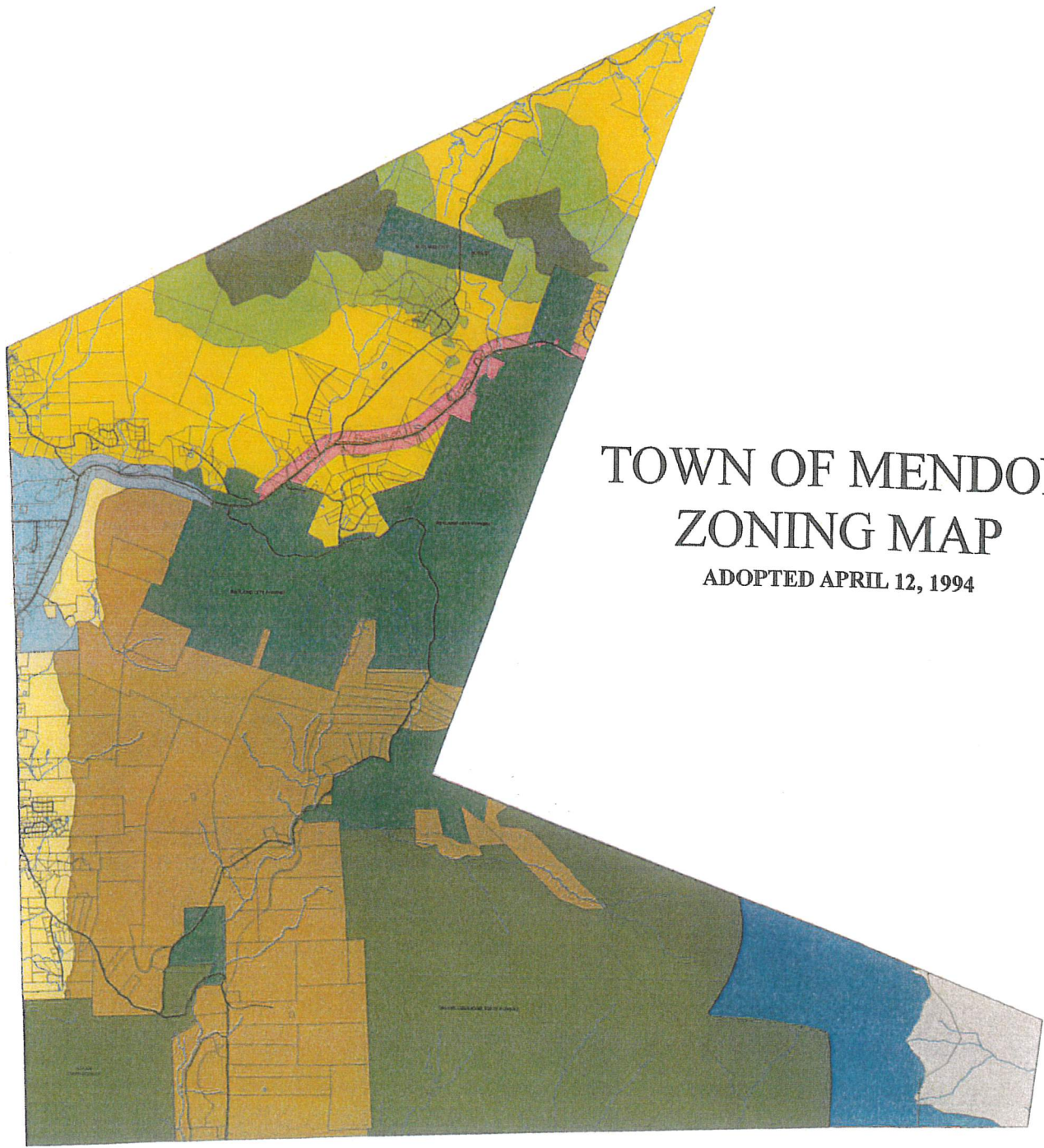
**Legend**  
**RIDGELINE DISTRICTS & 25% SLOPE DISTRICTS**

- Ridge
- Ridgeline
- 300 Foot Elevation
- 25% Slope

October 5, 2009
















Ex.4



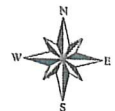
# TOWN OF MENDON ZONING MAP

ADOPTED APRIL 12, 1994

**MENDON ZONING DISTRICTS**

-  CITY FOREST
-  COMMERCIAL
-  CONSERVATION I
-  CONSERVATION II
-  EAST
-  RESIDENTIAL 1
-  RESIDENTIAL 2
-  RESIDENTIAL 3
-  ROBINWOOD
-  RURAL
-  SKI
-  VILLAGE
-  WHEELERVILLE

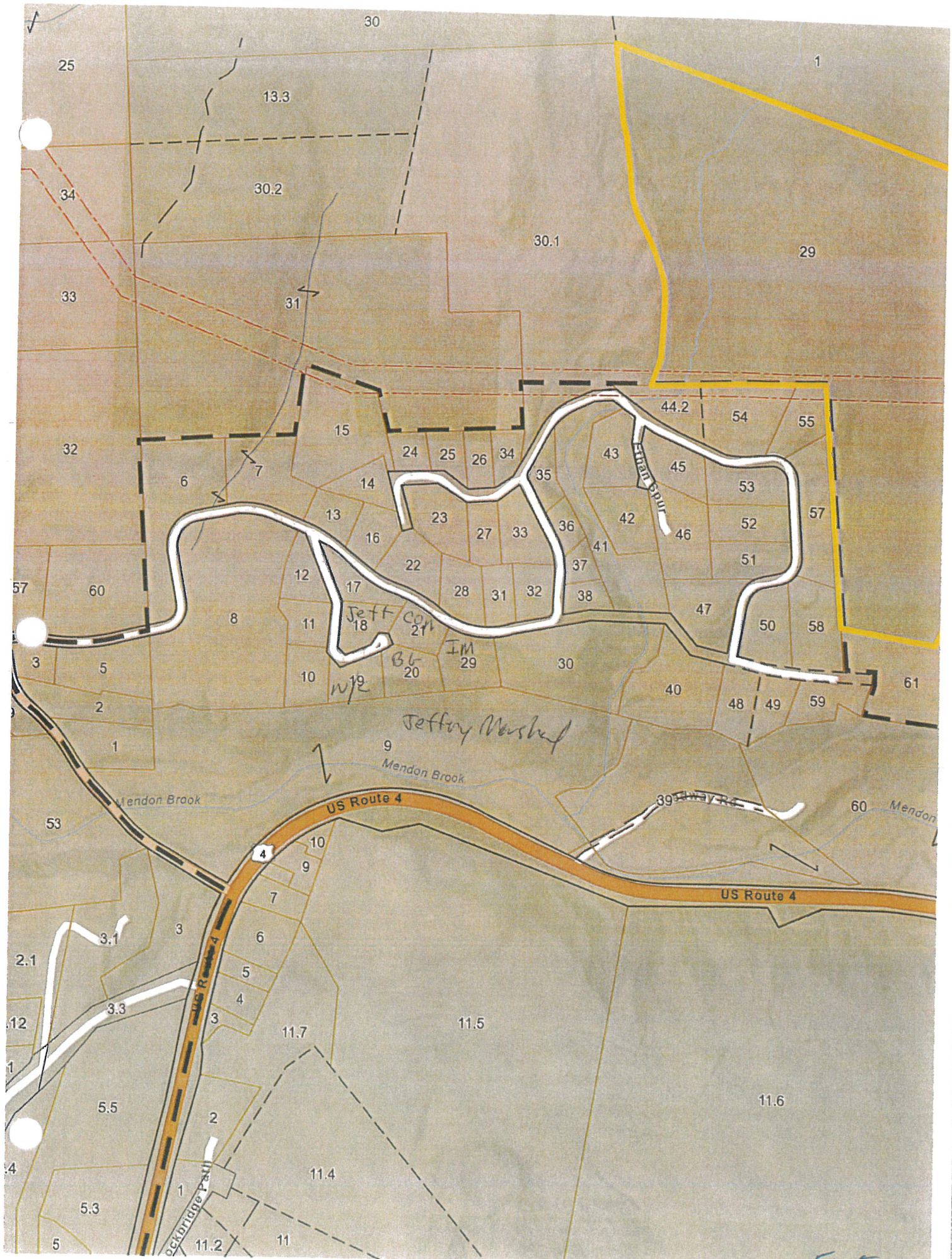
Data:  
Zoning districts: delineated by town officials, adopted 4/12/94.  
Parcel data: 1990 Mendon tax maps.



MAP UPDATED: MARCH 2008







Ex 5.

**Mendon Zoning Board of Adjustment Hearing  
on the Appeal of Permit # 2023-15  
Attendees-October 4, 2023**

**Members - Attended In-Person**

Carol Gates  
[Carolgates98@aol.com](mailto:Carolgates98@aol.com)

Imants Smildzins  
[slepotais@aol.com](mailto:slepotais@aol.com)

Tyler Whille  
[Tyler@gmail.com](mailto:Tyler@gmail.com)

**Members - Attended Via Zoom**

Brian Gates  
[weedconnections@aol.com](mailto:weedconnections@aol.com)

Ross Rosenzweig  
[Ross.rosenzweig@gmail.com](mailto:Ross.rosenzweig@gmail.com)

Gordon Stake  
[gstake@gmail.com](mailto:gstake@gmail.com)

Nancy Swift  
[nancylswift@aol.com](mailto:nancylswift@aol.com)

Charles Swift  
[ewswift@gmial.com](mailto:ewswift@gmial.com)

**Board Members – Attended In-Person**

John Kennelly – [kennelly@vermontcounsel.com](mailto:kennelly@vermontcounsel.com)  
Harvey Zara - [harveyzara@gmail.com](mailto:harveyzara@gmail.com)  
Teri Corsones-[corsonesct@aol.com](mailto:corsonesct@aol.com)

**Board Member – Attended Via Zoom**

Susannah Lofredo - [susannah.gallus@gmail.com](mailto:susannah.gallus@gmail.com)

Also in attendance were:  
Sheriff Officer  
Steven Ellerin, Zoning Administer