

Mendon Planning Commission Minutes December 2, 2024

Present: Justin Lindholm, Fred Bagley, Sarah Buxton and Teri Corsones were present in person. Dennis O’Connell participated via the GoToMeeting platform. Dick Howe joined by phone at the time of the Zoning Regulations Update portion of the meeting. Acting Zoning Administrator Greg Smith was also present in person until the Zoning Regulations Update portion of the meeting. The draft November 13, 2024 minutes were approved with two changes.

Sachdev Update: Neither Anil Sachdev nor his attorney Frank Urso were present to provide updated information. Present in person were Stephen Molloy and Scott Carmichael.

At the November 13, 2024 MPC meeting Mr. Sachdev had indicated that he had an extension until December 13, 2024 to resolve the safety deficiencies identified in the Agency of Natural Resources sanitation letter detailed in prior minutes. He was to report on the status of the deficiencies at the December 2 MPC meeting. The matter will be continued until the January 6, 2025 MPC meeting.

Acting Zoning Administrator Update: Acting ZA Greg Smith provided an update on the pending matters he is overseeing and inquiries to which he has responded. He discussed several topics with members, including: the interplay between local and state permits, including state wastewater permits; an initial inquiry about the storage of blasting materials at a quarry; the need for Air BnB properties to apply for site plan approval; and the status of a report that a person is possibly residing in a camper at the Econolodge property when such an activity is prohibited. Greg will follow up with a violation notice if need be.

Zoning Regulations Update: Fred Bagley reported on the latest work of the subcommittee that is working with the RRPC consultant on the zoning update. The subcommittee met that morning with the consultant and focused on five topic areas.

1. Mapping. The Town of Mendon Zoning Map was adopted April 12, 1994. The subcommittee has requested various overlays to better delineate zoning district boundaries and to provide more accurate detail regarding elevations, conserved

lands, protected lands and ridgelines. The subcommittee would like to take advantage of the advances in mapping techniques that have occurred so that up to date and more accurate maps are made available in conjunction with the zoning update work.

2. Districts. There are currently thirteen zoning districts in Mendon. A number of the districts share substantially similar regulations and conditions. The subcommittee anticipates that it may be possible to reduce the total number of districts to seven districts through consolidation of the current districts. The seven districts may potentially include: Government-Owned; Protected; Residential I; Residential II; Wheelerville/Rural: Commercial; and Village. Reducing the number of districts would simplify zoning processes and ideally facilitate residents' use of the regulations.

3. Driveways. Safety standards for driveways are currently only addressed in the Ridgeline District. The subcommittee recommends including safety standards for driveways town-wide.

4. Abandoned Properties. It's been recommended that the zoning update include provisions regarding options to address issues surrounding abandoned and neglected properties.

5. Ridgeline District. The subcommittee would like the mapping to show exact locations of ridgeline designations so there would be more clarity about application of the zoning provisions in the ridgeline district.

The RRPC consultant confirmed that the Municipal Planning Grant is available through November 2025. The goal will be to complete the zoning update work within that timeline so that the necessary public hearings can be scheduled in order for the zoning update to be on the ballot for the March 2026 Town Meeting.

The next meeting of the Mendon Planning Commission is scheduled for Monday, January 6, 2025 at 5:15 p.m. at the Mendon Town Office with a remote GoToMeeting option.

Respectfully submitted,

Teri Corsones