

**Mendon Zoning Regulations Review Overview**  
**Mendon Planning Commission**  
**March 3, 2025**

The current Mendon Zoning Regulations were approved by Town Vote in 2010. The current Mendon Town Plan was approved by Town Vote in 2020. As reported at the 2024 Town Meeting, the Mendon Planning Commission (MPC) is undertaking a review of the zoning regulations to ensure consistency with the Mendon Town Plan, changes in state statute and evolving zoning developments. To facilitate the review, the Town applied for and was awarded a Municipal Planning Grant (MPG). As part of the MPG, the Rutland Regional Planning Commission (RRPC) is assisting with the zoning regulations review.

Three members of the MPC volunteered last Fall as an advisory working group, to assist RRPC staff with their initial review of the current regulations. The working group has met once or twice a month to provide input and feedback to the RRPC as the RRPC works to update the Mendon Zoning Map (which was last updated in 1994) and to otherwise review the zoning regulations in light of changes to Vermont zoning law. Under Vermont statute and following legal advice from the League of City and Towns, because the group doesn't constitute a quorum of the MPC it isn't subject to the Open Meeting Law and isn't required to warn their informal meetings or open them to the public.

The working group has provided updates on this preliminary preparation work at the MPC regularly scheduled monthly public meetings. MPC minutes detail the topics covered. The working group communicates MPC feedback back to the RRPC staff as the re-write process takes shape. Once the RRPC staff have completed their work, the RRPC will submit a draft rewrite of the zoning regulations to the MPC for its further review, discussion, and changes at MPC meetings which are subject to the Open Meeting Law and are duly warned and open to the public.

In addition, by statute, the MPC will hold a warned public hearing on any proposed zoning changes. Once the MPC has received additional public input from the warned public hearing, further changes to the zoning regulations can be made. The draft changes of the zoning regulations then go to the Mendon Selectboard for their review, input, and approval. The Selectboard will also hold its own warned public hearing before the draft regulations are deemed ready for public vote. The draft regulations will then be put to a full town-wide vote on Town Meeting Day. The goal is to have the draft zoning regulations ready for town-wide vote by 2026.

We hope that this overview of the zoning regulation review work that your MPC is undertaking is helpful. We look forward to your input!

Members of the Mendon Planning Commission are:

Teri Corsones, Chair  
Justin Lindholm  
Steve Ellerin  
Fred Bagley\*  
Dick Howe \*  
Dennis O'Connell  
Sarah Buxton \*

\* volunteer advisory working group