

Town of Mendon – Mendon Village

New Application

Complete application. All requirements met.

- Cover letter received 06/03/2022
- Authorization from selectboard on 04/11/2022
- Town planning process confirmed on 09/15/2020 by RRPC
- RRPC and REDC notified on 05/09/2022
- Color photographs included
- Zoning map and bylaws included
- Historic district map included
- Village is served by private wastewater system but does not have a public water system
- Proposed boundary map included, and it was developed in coordination with DHCD staff

Staff Recommendation

Approve application and award designation

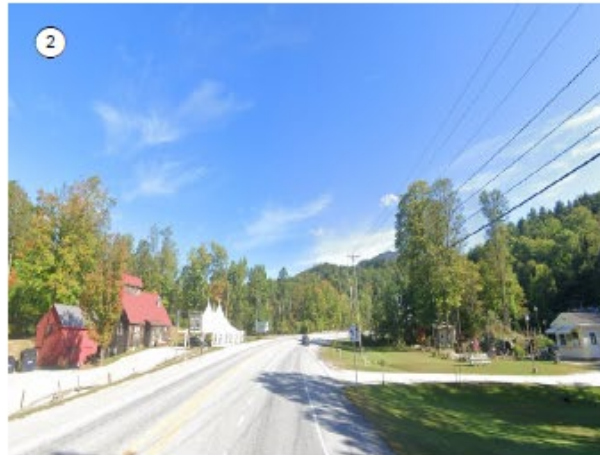
Town of Mendon – Mendon Village

Revitalization Efforts

- Updated the town plan with a focus on village center revitalization in 2020
- Relocated WWII Honor Roll monument to the town hall
- Supported by a private wastewater system from Alpine Pipeline Company which serves homes and businesses along Route 4 and discharges into the Rutland wastewater treatment plant. Village does not have a municipal water system
- Raised local funds to save the Phelps House for the Historical Society to preserve and maintain it into the future
- Added a VT Roadside Historic Marker in the village honoring Captain John Vincent, a member of the Caughnawaga tribe
- Added a VT Roadside Historic Marker honoring Civil War General Edward H. Ripley who led the Union Troops into the Confederate Capital of Richmond, VA
- Installed a three-panel informational kiosk at the old town hall describing the town's history and recreation opportunities with maps and supporting information
- Published a Mendon Hiking Guide to share the town's recreational opportunities
- Added a marble art installation in the town center honoring Mendon resident, Doug Casella for his heroic work restoring Route 4 after Tropical Storm Irene
- Initiated a tax stabilization policy to incentivize investment in commercial properties in the village
- Completed the “Mendon on the Move” VCRD community visit in 2021 and working on a transportation scoping study to improve the safety and mobility of the Route 4 corridor

Town of Mendon – Mendon Village

Photographs



Town of Mendon – Mendon Village

Photographs



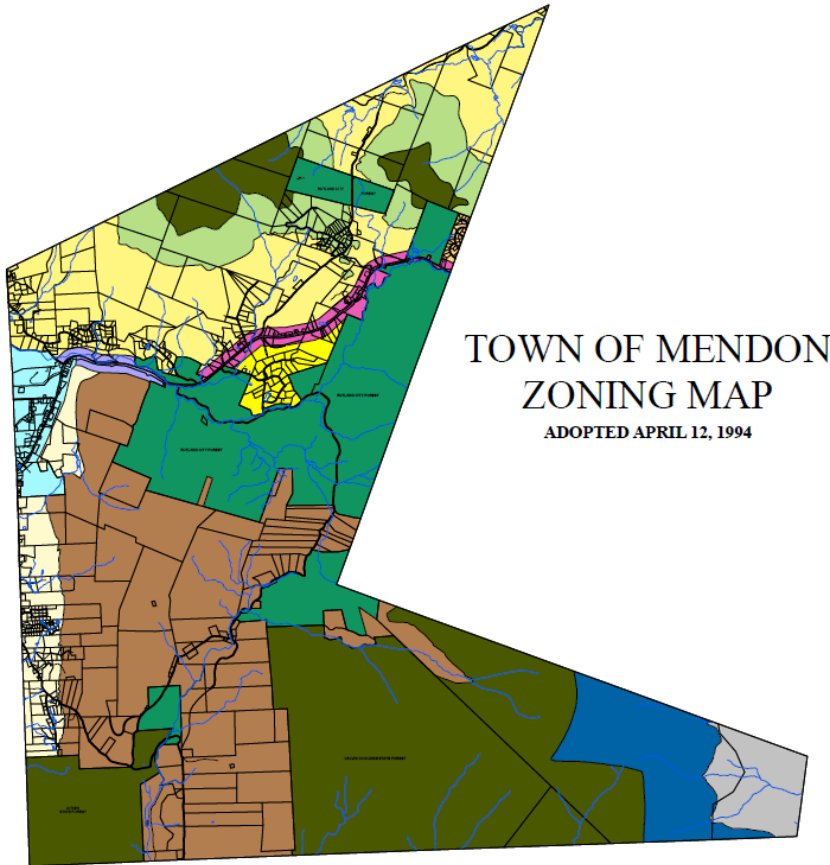
Town of Mendon – Mendon Village

Photographs



Town of Mendon – Mendon Village

Zoning Map and Bylaws



TOWN OF MENDON
ZONING MAP
ADOPTED APRIL 12, 1994

The proposed designated boundary is in the village zoning district.

- 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.



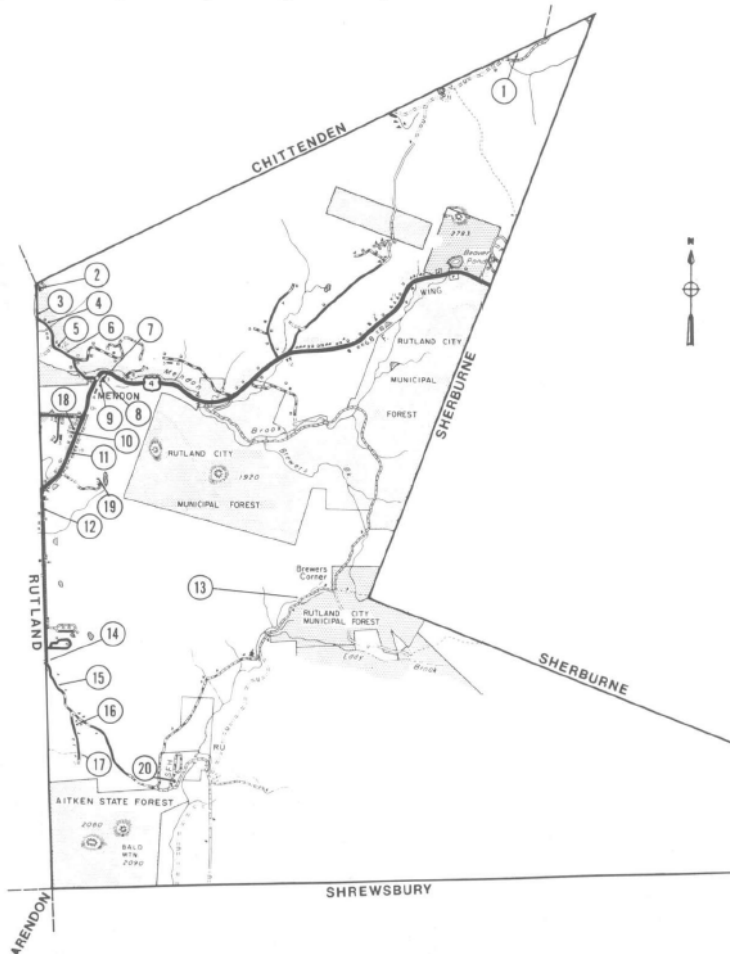
Town of Mendon – Mendon Village

Historic District

MENDON 153

TOWN OF MENDON MAP

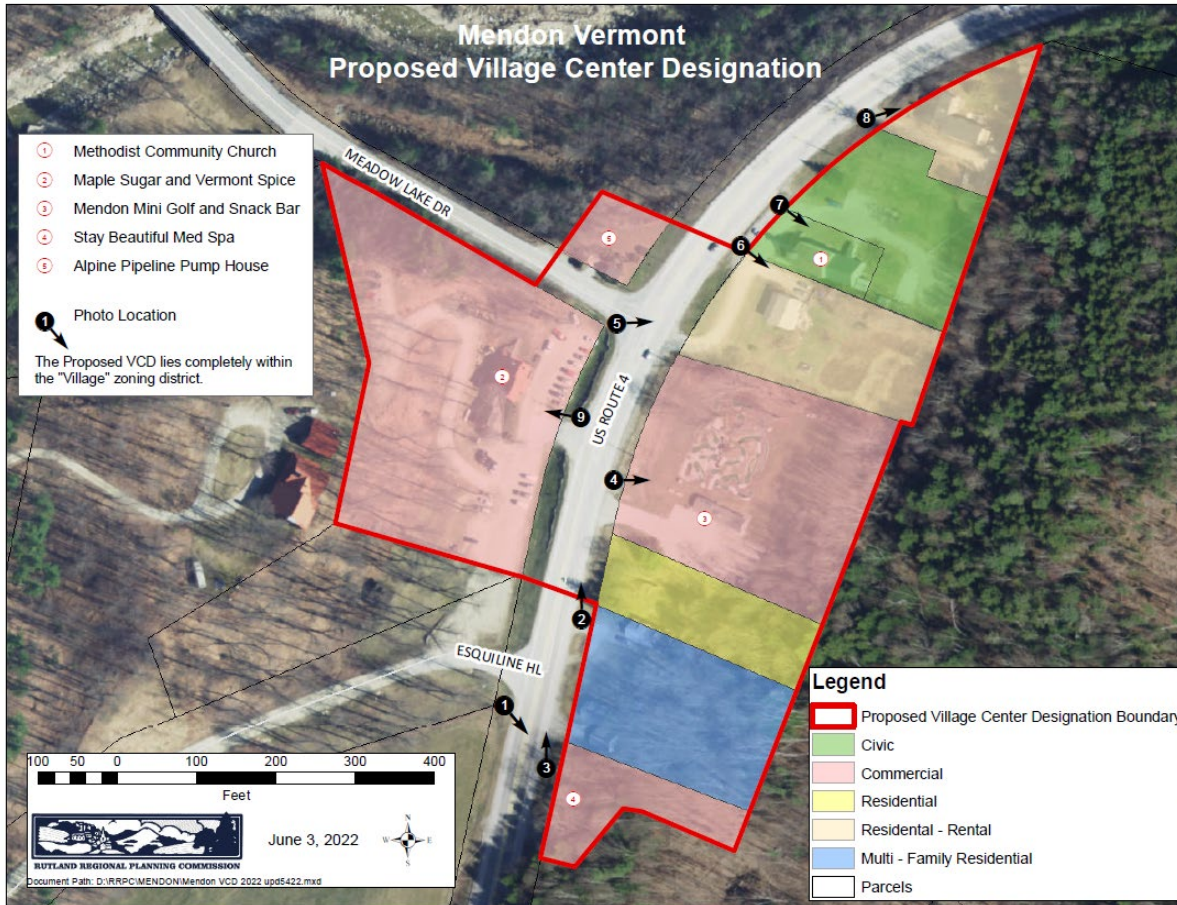
Sites Listed in the State Register of Historic Places
(Numbers correspond to Register listing that follows.)



The proposed designated boundary area is listed in the State Register of Historic Places.

Town of Mendon – Mendon Village

Proposed Boundary Map



The proposed boundary runs along Route 4 at the intersection of Meadow Lake Drive, and includes the Methodist Community Church, the pump house, commercial businesses, and single-family and multifamily residences.

The town worked with staff to define the boundary that meets statutory definition and submitted a map that meets the program's requirements.

Town of Mendon – Mendon Village

Proposed Boundary Map



Town of Mendon – Mendon Village

Discussion/Questions and Motion



Staff Recommendation
Approve application and award designation

Town of Mendon, Vermont
2282 US Rt. 4
Mendon, Vermont 05701

June 3, 2022

Vermont Village Center Designation Program
Division for Community Planning and Revitalization
Department of Housing and Community Development (DHCD)
One National Life Drive, 6th Floor Montpelier, VT 05620

Re: Town of Mendon VT Application for Village Center Designation

Dear Board Members:

The Town of Mendon, Vermont is pleased to submit this cover letter as part of its application for Village Center Designation. Mendon is seeking village center designation in accordance with several critical goals set forth in the Mendon Town Plan. In particular, the Plan specifically references the village center designation “to support Mendon’s economic development and preservation of historic and cultural resources”, to “recognize and encourage local efforts to revitalize Vermont’s traditional village centers” and to “encourage compact village centers surrounded by working rural lands”.

Such a designation would complement current revitalization activities associated with “Mendon on the Move”. Mendon on the Move is a local organization formed in 2020 following a Vermont Council on Rural Development Town Visit and is comprised of volunteer Mendon residents dedicated to enhancing and maintaining the town’s distinctly rural nature while protecting its existing cultural, historic, and natural resources while simultaneously encouraging strategic economic development goals.

The primary contact person for this application is Megan Smith, 485 Esquiline Hill Road, Mendon VT 05701, megansmith55@comcast.net, 802-505-8500.

This application includes the following documents and information:

1. Authorization from the Mendon Selectboard to apply for the Village Center Designation, documented in the attached Minutes of the Mendon Selectboard Meeting on April 11, 2022.
2. Attached letter of Notification to the Rutland Regional Planning Commission and the Regional Development Corporation of the application.
3. Attached letter dated April 6, 2022 from Edward Bove, RRPC Executive Director confirming that the RRPC Mendon Town Plan was approved and the planning process confirmed by the RRPC Board of Commissioners on September 15, 2020, in accordance with 24 VSA 4350.
4. Attached Village Center Designation Boundary Map.

5. Attached color photographs showing key areas of the proposed village center district, as updated on this date to show the location of the Alpine Pipeline Pump house and to designate residential properties as multi-family or rental where appropriate.

6. The following excerpt from the Mendon Town Plan stating the intention to apply for village center designation appears on pages 36-37 of the Mendon Town Plan: "Research and apply for a Village Center Designation". In addition, "apply for State of Vermont Village Center Designation" appears as an Action Item in conjunction with the following related Goal on page 10 of the Mendon Town Plan: "Maintain and enhance Mendon's economic vitality, both for the benefit of its residents and the overall good of the region, while preserving the Town's rural and scenic nature."

7. The following excerpt from page 10 of the Mendon Town Plan explains how the designation would further the Mendon Town Plan and state-wide goals: "A Village Center Designation should be explored and considered to support Mendon's economic development and preservation of historic and cultural resources. Authorized by 24 V.S.A. §2793a, Village Center Designation recognizes and encourages local efforts to revitalize Vermont's traditional village centers. In accord with the land use goals of the State of Vermont, the designation encourages compact village centers surrounded by working rural lands. The benefits of village center designation include tax incentives to maintain and enhance buildings as well as priority consideration for various state grants and programs such as Municipal Planning Grants and the Community Development Block Grant Program (CDBG)."

8. Mendon has a wastewater system in the form of the Alpine Pipeline Company, a private user-owned, quasi-municipal wastewater system facility which serves homes and businesses along all of Route 4 in Mendon and that discharges into the Rutland City sewage treatment plant. Built in 1984, the pipeline runs along U.S. Route 4 from the Sherburne Pass through Mendon. Mendon does not have a municipal water system in the proposed village designation center.

9. Attached is the Mendon Zoning Map.

10. Attached is the State of Vermont Register of Historic Places, which includes Historic Places in Mendon. The Town of Mendon has an active Historical Society which has worked on many revitalization projects, both in the past and currently, summarized here:

--In 1981, for the 200th anniversary of the founding of Mendon in 1781, the Society held a Bicentennial Celebration in Bridge's field, including a picnic for all residents and a softball game between North Mendon and South Mendon.

--The original Town Green on Route 4 in Mendon was the site of Mendon's World War II Honor Roll. The Honor Roll monument has since been re-located to the site of the present Mendon Town Hall.

--In 2002, the Historical Society saved the Phelps House, located to the west of the Mendon Community Church, from destruction and replacement with a modular home display house. Twenty-three members of the town contributed \$73,450 to purchase the house, preserve it, and resell it with covenants attached to avoid its destruction.

--In 2004, a Vermont Roadside Historic Marker honoring Captain John Vincent was erected on Route 4 at Turnpike Road. "Captain John" Vincent, a member of the Caughnawaga tribe, was an

admirer of General George Washington, and a firm friend of the Colonies. He accompanied Benedict Arnold and Richard Montgomery to guide American troops from Cambridge, Massachusetts, to Quebec for the siege on Quebec in 1776. He fought with General Gates at the Battle of Saratoga, where Burgoyne surrendered his British forces. After the Revolutionary War he settled in Mendon. Captain John died on July 3, 1810, at the home of Johnson Richardson, site of the first public house in Mendon, Vermont.

--In 2012, the Historical Society published the book *Irene Storms Through Mendon: You Can Get There from Here*, recounting the story of the devastation of Mendon and its recovery from Tropical Storm Irene.

--In 2016, Mendon was granted an historic marker by the Vermont Division for Historic Preservation honoring Civil War General Edward H. Ripley. It was installed and dedicated in the historic town center, on the site of Sugar and Spice restaurant. Ripley was born in Rutland and as a member of the 9th Vermont he fought at Harper's Ferry, Chaffin's Farm and Second Fair Oaks. As brigade commander of the Army of the James, General Ripley led the first Union troops into the Confederate capitol of Richmond on April 3, 1865, restoring order and extinguishing fires that threatened the city. Ripley warned Abraham Lincoln of an assassination plot two days before the president's death.

After the Civil War, Ripley had an estate and horse farm in Mendon and donated land for the town hall and served as Mendon's representative in the state legislature. His warhorse Old John is buried at the inscribed stone near the old sugarhouse in the historic village center.

--In 2020, on the site of the old town hall, Mendon installed a large three-paneled informational kiosk describing its history and recreational opportunities, including topographical and other maps.

--In 2021 the Mendon Hiking Guide was published. It is available at the town office.

--In 2021, a marble installation was dedicated in the historic town center (at Sugar and Spice) honoring Mendon resident Doug Casella for his heroic work in restoring Route 4 after the destruction of Irene.

--In March, 2021, Mendon on the Move brought together Mendon citizens to identify needs in the Town. The primary concern was determined to be the improvement of the Route 4 corridor through the Town to increase public safety and economic development. Work continues and a Transportation Alternative Program Scoping Study and a review of the Meadowlake Drive intersections are occurring. The Town is seeking a Village Center Designation.

--The Sugar and Spice Restaurant in the proposed Village Center recently improved ADA accessibility by replacing its stairs and installing a ramp.

 --Sugar and Spice hosts an annual Easter egg hunt.

 --The Methodist Community Church offers religious services.

 --The Town of Mendon has adopted a tax stabilization police (see attached, #11). This creates an incentive for commercial properties to invest in those properties.

Please let us know if you have any questions, or if you require any additional documentation or information at this time. Thank you very much for your consideration.

Yours sincerely,

Megan Smith

cc: Mendon Planning Commission

Town of Mendon

Selectboard

April 11, 2022

Members of Selectboard present: Larry Courcelle, Val Taylor, Bryan Sell

Town Officers and employees present: Sara Tully, Town Administrator & Health Officer, Bill Ellis, Road Commissioner, Nancy Gondella, Town Clerk and Treasurer

Visitors present: Ed Bove- Rutland Regional Planning Commission, Patty Lancaster and Teri Corsones, Mendon on the Move, Brian Gates

The Selectboard Meeting was called to order at 5:00 PM at the Town Office.

Agenda: Motion by L. Courcelle to approve the agenda with the addition of Emergency Management Dispatching Services and to delete the consideration for approval of the liquor license for Flannels bar and Grill. Motion seconded by B. Sell. The Selectboard unanimously approved the motion.

Announcement

State of Vermont Inclusion Week May 8th – May 14th

Mendon's Local Hazard Mitigation Plan Meeting, Tuesday, April 12, 2022, Town Office, 2:30 PM. This meeting is expected to be a hybrid meeting with some members participating remotely.

RRPC Community Committee with review Mendon's Enhanced Energy Plan. This meeting is scheduled to be an in person meeting on April 19, 2022 at 7 PM at the RRPC. The Community Committee will review for an affirmative determination of energy compliance. The regional approval of the Town Plan from 2020 will remain as this was an amendment, not a total readoption and the 8 year effective date will remain the same with an expiration date of 2028.

Administrative Matters

Selectmen's Orders were reviewed.

Motion by L. Courcelle to approve orders for 4/11/22 in the amount of \$1,253,243.66 and 1,800.00 and payroll for 3/22/22 for \$9,624.12. Motion seconded by B. Sell. The Selectboard unanimously approved the motion.

2022-2023 Goals and Objectives The Selectboard reviewed the 2022-2023 Goals and Objectives and S. Tully provided an update regarding some project status.

Clerk/Treasurer Report N. Gondella reported the Governor signed into the new districts from Reapportionment. Chittenden, Killington, Mendon and Pittsfield comprise the new district. There will be new tabulators for elections and training is May 5th that N. Gondella and J. Bridge will attend. Mendon will be participating in the Vermont Homeowner's Assistance Program. Dog Licenses were due April 1st and currently there are 83 dogs registered. Last year, Mendon sent out two extra postcards reminding residents it is a law that they must register their dog. The Selectboard agreed to send a notice reminding all owners that we registered last year to re-register their dogs. The Selectboard also approved a post card mailing to register your dog. The Vermont Housing Finance Agency (VHFA) is offering the Vermont Homeowner Assistance Program (VHAP) to provide help for homeowners who have experienced financial hardship due to COVID-19. This can include assistance with property taxes. The town has received payment from this program for one property in Mendon so far.

Update YTD financials N. Gondella provided year to date financials for the Selectboard to review and summarized expected surpluses and deficits.

Minutes of Previous Meeting: L. Courcelle moved to approve the minutes of 3/28/22. Motion seconded by V. Taylor. The Selectboard unanimously approved the motion.

Liquor Control Board

Motion by L. Courcelle to adjourn the Selectboard Meeting until after the Liquor Control Board Meeting and to call the Liquor Control Board Meeting to order at 5:35 PM. Motion seconded by B. Sell. The Selectboard unanimously approved the motion.

Motion by L. Courcelle approve Liquor licenses for Suisse Chalet d/b/a Countryman's Pleasure at 63 Townline Road and Mountain View Hospitality d/b/a The Vermont Inn at 78 Cream Hill Road. Motion seconded by B. Sell. The Selectboard unanimously approved the motion.

Motion by L. Courcelle to adjourn the Liquor Control Board Meeting at 5:40 PM and called the Selectboard Meeting to order again. Motion seconded by B. Sell. The Selectboard unanimously approved the motion.

Public Comment None

Business

ARPA Motion by B. Sell to elect to take the Standard Allowance for the funds distributed from the Coronavirus State and Local Fiscal Recovery Fund (CSLFRF, aka ARPA) which will total \$302,214.22. Motion seconded by V. Taylor. The Selectboard unanimously approved the motion.

Declaration of Inclusion Implementation - Inclusion Week Events – May 8th – May 14th S. Tully provided an outline for implementation of the Declaration of Inclusion submitted by Al Wakefield. The Selectboard reviewed the outline and identified tasks to be implemented by Inclusion Week May 8th-May 14th.

Mendon on the Move: Village Center Designation P. Lancaster and T. Corsones presented an application for Village Center Designation and requested approval from the Selectboard to submit to the Downtown Board. E. Bove, Rutland Regional Planning Commission, was present and answered questions regarding the approval process. The town would benefit by having a Village Center Designation by receiving credit on grant applications. Property owners in the Village Center Designation may be eligible for state programs to enhance their properties. The Village Center Designation is not a regulatory tool. If approved the designation would be effective for 8 years. Motion by L. Courcelle to approve the submission of the Village Center Designation application to the Downtown Board for approval. Motion seconded by B. Sell. The Selectboard unanimously approved the motion.

Infrastructure Projects S. Tully provided an overview of the status of infrastructure projects and grant applications.

Brian Gates arrived approximately 6:50 PM

The Town of Mendon was awarded the Transportation Alternative Grant for a scoping study of Route 4 safety. L. Courcelle moved to sign the Transportation Alternative Grant paperwork. Motion seconded by B. Sell. The Selectboard unanimously approved the motion.

B. Gates spoke out multiple times rendering his opposition of the Selectboards discussion or voicing his own opinions.

Landscaping to Support Ukraine S. Tully provided information on a non-profit organization named Vermont Plants Sunflowers for Ukraine. The organization is requesting each municipality in VT plant sunflowers to support Ukraine. More information can be found at www.vtsunflowers4ukraine.org. S. Tully suggested \$100 from the landscaping fund be used to plant sunflowers and an advertisement will be posted on social media looking for volunteers to help and small signs be placed identifying the cause for planting sunflowers. Mr. Gates spoke out of order asking if the town was going to support Russia with \$100. Motion by L. Courcelle to spend \$100 from the landscaping budget to plant sunflowers to support Ukraine. Motion seconded by V. Taylor. The Selectboard unanimously approved the motion.

L. Courcelle addressed B. Gates stating Public Comment was earlier on the agenda and that is when he has an opportunity to address the Selectboard. B. Gates demanded minutes from last year's 9.5 hours of Executive Sessions be on the agenda for the next meeting.

The town has responded Mr. and Mrs. Gates public information requests. B. Gates disagreed loudly raising his voice and talking over the Chair trying to bring order to the meeting. B. Gates was asked to leave the meeting as the next subject the Board will entertain a motion to go into Executive Session. B. Gates stormed out of the building.

Reappraisal Update Motion by L. Courcelle to enter Executive Session at 7:26 PM in accordance with 1 V.S.A. 313 (1)(f) with the Selectboard and S. Tully present. Motion seconded by B. Sell. The Selectboard unanimously approved the motion. The Chair declared the Board out of Executive Session at 8:00 PM.

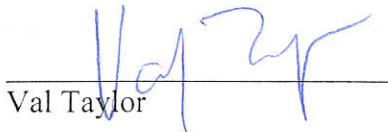
Emergency Management Dispatching Services S. Tully provided an update regarding the State's discussion of eliminating dispatching services for the Town of Mendon. The Town of Rutland distributed a letter stating a regional meeting was conducted to support a regional dispatching center. The Town of Mendon was not invited to participate in a regional meeting although Mendon is a community impacted by the elimination of the state providing dispatch services. S. Tully was asked to find out more information from Rutland Town.

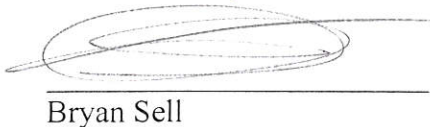
B. Sell moved to adjourn the meeting at 8:05 PM. Motion seconded by V. Taylor. The Selectboard approved the motion.

Date Approved 04/25/2022


Larry Courcelle


Sara Tully - Clerk of the Board


Val Taylor


Bryan Sell



Town of Mendon
2282 U.S. Route 4
Mendon, Vermont 05701
802-775-1662
www.mendonvt.org

May 9, 2022

Lyle Jepson, Executive Director, Chamber and Economic Development of the Rutland Region
Ed Bove, Executive Director, Rutland Regional Planning Commission

Dear Lyle and Ed,

On April 25, 2022, the Mendon Selectboard approved the Mendon on the Move Committee may submit an application for a Village Center Designation for the historic town center. Please accept this letter as notification that the Town will be submitting this application.

Please let me know if you have any questions.

Thank you,

Patricia Lancaster, for the Mendon on the Move committee

cc:

Mendon Selectboard

Richard Amore, **PLA/AICP**, Planning & Outreach Manager, **Vermont Department of Housing and Community Development**



RUTLAND REGIONAL PLANNING COMMISSION

April 6, 2022

Town of Mendon
C/o Patti Lancaster
2822 US Route 4
Mendon, VT 05701

RE: Mendon Village Center Designation

Dear Patti,

The Rutland Regional Planning Commission (RRPC) supports the Town of Mendon Village Center application to the Vermont Downtown Board. The effort is consistent with and promotes goals of the Rutland Regional Plan, adopted June 19, 2018.

The Mendon Municipal Plan was approved, and the planning process confirmed by the RRPC Board of Commissioners on September 15, 2020, in conformance with 24 VSA §4350.

We wish you success with the application and look forward to working with the town on all of its planning and economic development efforts.

Sincerely,

Edward Bove
Executive Director

The Opera House | 67 Merchants Row | Rutland, Vermont

P.O. Box 965 | Rutland, Vermont 05701

RutlandRPC.org | (802) 775-0871

Cooperative planning in the region



Mendon Vermont Proposed Village Center Designation

- ① Methodist Community Church
- ② Maple Sugar and Vermont Spice
- ③ Mendon Mini Golf and Snack Bar
- ④ Stay Beautiful Med Spa
- ⑤ Alpine Pipeline Pump House

① Photo Location

The Proposed VCD lies completely within the "Village" zoning district.

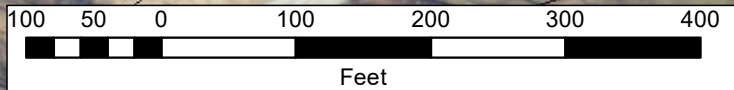
MEADOW LAKE DR

US ROUTE 4

ESQUILINE HL

Legend

- Proposed Village Center Designation Boundary
- Civic
- Commercial
- Residential
- Residential - Rental
- Multi - Family Residential
- Parcels



June 3, 2022



MENDON, VERMONT

GATEWAY TO THE HEART OF THE GREEN MOUNTAINS



2020 Mendon Town Plan

Prepared by the Mendon Planning Commission
Adopted on August 24, 2020

www.mendonvt.org

OTHER CONSIDERATIONS

US Route 4 is currently and is likely to remain Mendon's primary commercial zone and, as such, is the public's first impression of the community. Commercial and professional business development along the highway should focus on those activities that enhance Mendon's tax base without adversely affecting the town's rural character, open space, noise, or air and water quality, or that place an undue burden on the town's existing infrastructure. To the extent possible, renovation of existing structures should be encouraged with particular emphasis on the unused hotel and restaurant properties as highlighted during the 2018 Mendon Town Survey. Zoning regulations should be developed that give consideration to the design and appearance of proposed commercial and professional structures, including signage and sign lighting, so as to enhance the rural character of Mendon, while encouraging economic development and vitality. Zoning efforts should be made to eliminate visual clutter and to address derelict structures.

A Village Center Designation should be explored and considered to support Mendon's economic development and preservation of historic and cultural resources. Authorized by 24 V.S.A. §2793a, Village Center Designation recognizes and encourages local efforts to revitalize Vermont's traditional village centers. In accord with the land use goals of the State of Vermont, the designation encourages compact village centers surrounded by working rural lands. The benefits of village center designation include tax-incentives to maintain and enhance buildings as well as priority consideration for various state grants and programs such as Municipal Planning Grants and the Community Development Block Grant Program (CDBG). The designation must be renewed every eight years

GOALS

- *Maintain and enhance Mendon's economic vitality, both for the benefit of its residents and the overall good of the region, while preserving the Town's rural and scenic nature.*

ACTIONS

- *Promote and implement tax stabilization.*
- *Encourage the growth of commercial and professional services and at-home businesses while preserving the rural character of the town.*
- *Pursue development of recreational opportunities such as mountain biking, hiking, snowmobiling, skiing, snowshoeing, etc. (see Recreation section below).*
- *Consider applying for a grant from the Vermont Outdoors Recreation Economic Collaborative (VOREC), a 2018 legislative initiative to maximize the economic potential of recreational opportunities.*
- *Adopt commercial signage requirements that do not detract from the Town's scenic beauty and that work to bring "grandfathered," non-compliant signage into compliance.*
- *Revisit signage requirements to ensure they assist businesses in marketing their products and services.*
- *Apply for State of Vermont Village Center Designation.*

FUTURE LAND USE

RESIDENTIAL DISTRICTS

Preservation of open space and maintaining the rural character of these areas is strongly desired. Development should take place in such a manner that natural areas and resources including viewsheds from public highways and private residences shall be protected.

The purpose of Residential Districts is to designate housing areas and promote various types of housing that will not exceed the physical capabilities of the land or the availability of community facilities and services. In order to enhance and maintain the rural nature of Mendon, Planned Residential Developments (PRD’s) are encouraged. Density incentives for PRD’s with multi-family dwellings will promote the preservation of woodlands and incorporation of recreational activities within the project area. The same type of development is also encouraged in other districts where commercial and industrial activity is permitted.

Residential building lots will be compatible with the developmental capability of the land. The property owner will have the responsibility for demonstrating the required capability prior to subdivision or development.

COMMERCIAL AND VILLAGE DISTRICTS

The purpose of the Commercial District is to designate areas for commercial uses to serve the needs of both residents and visitors and to enhance opportunities for economic development. Shopping, service, and lodging facilities are an asset to the town. The rural character of the town should be preserved. Planned Unit Developments (PUD’s) and Planned Residential Developments (PRD’s) are encouraged in the Commercial and Village Districts.

A Village Center Designation is a tool used to protect and enhance the characteristics of the areas that are valued by the community. The designation can improve Mendon’s vitality and livability by supporting the goals of this plan, including those regarding land use. The designation can be achieved by applying through the State Department of Housing and Community Development. The potential Village Center Designation area is depicted on the Future Land Use Map found on page 43.

FLOOD HAZARD OVERLAY DISTRICT

The purpose of this district is to raise awareness of properties that may lie within a floodplain and minimize future losses of life or property due to flooding. Flood mapping is available on the State of Vermont’s website at anrmaps.vermont.gov or FEMA’s website at msc.fema.gov/portal/home. Currently, the town’s flood hazard overlay district language does not include language related to river corridor or floodplain protection bylaws that meet or exceed the Vermont Agency of Natural Resources Fluvial Erosion Hazard (FEH) model regulations.

- *Strictly limit development that has an undue adverse impact on view-shed scenic resources.*

ACTIONS

- *In the elevation range from 2,000 feet to 2499 feet, only allow land uses which do not require additional town facilities.*
- *No development should be permitted for elevations above 2500 feet other than limited single family residences or seasonal camps on large lots where the topography and soils will allow.*
- *Allow carefully planned ski area development in the Ski District at any elevation.*
- *Allow single family residences and seasonal camps on large lots where the topography and soils permit.*
- *Research and apply for a Village Center Designation.*
- *Continue working with the City of Rutland regarding identifying portions of the Rutland City Forest as a renewable energy generating preferred site in the Mendon Enhanced Energy Plan.*

STATUTORY BACKGROUND

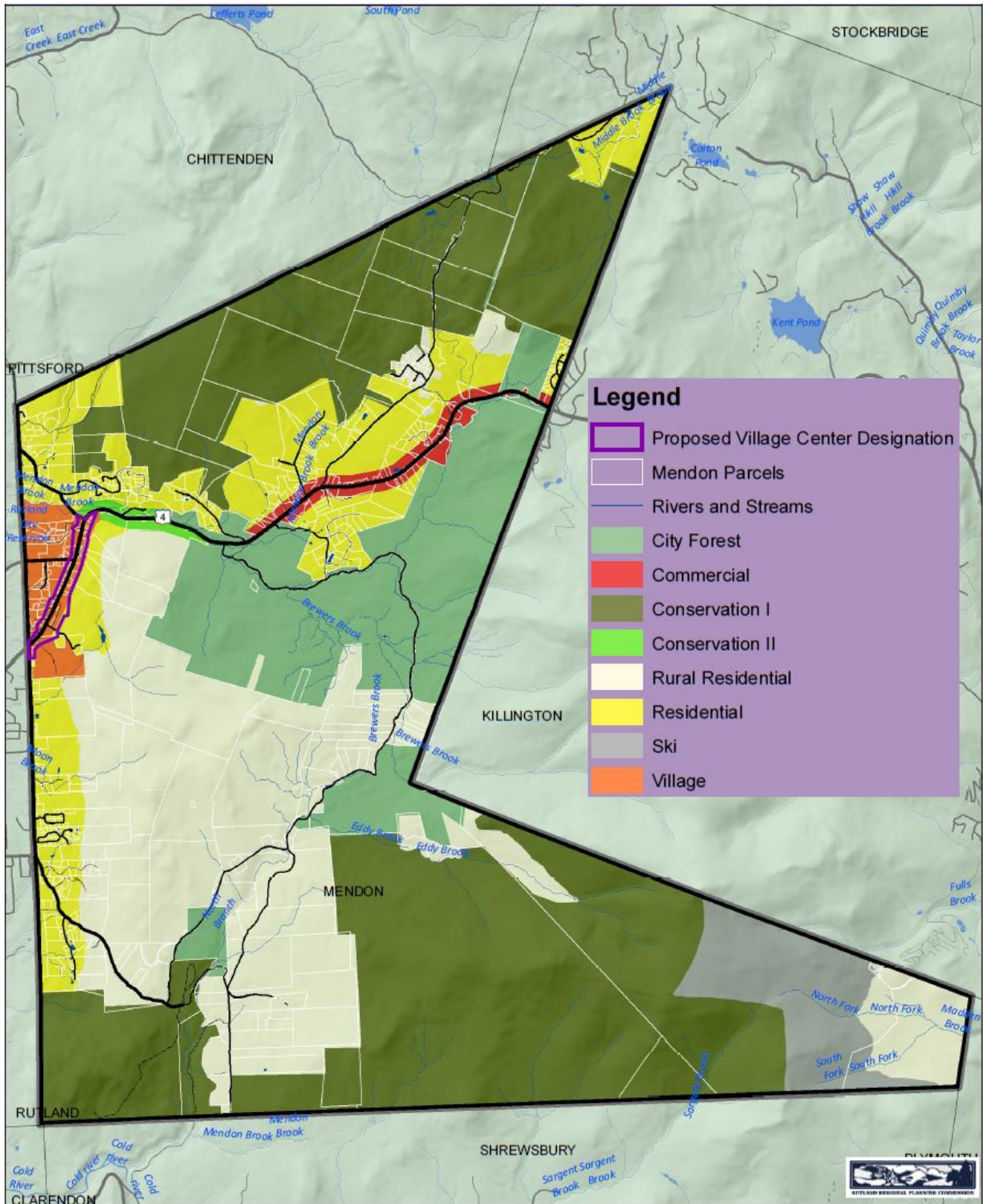
The Mendon Town Plan is the official policy of the community. It is designed to provide a clear, written standard for orderly development, such that development will not have an undue adverse effect on aesthetics, and such that the town's distinctly rural character and its scenic viewsheds are protected and preserved. Adoption of the Plan provides the legal foundation for the town to establish growth and development regulations. It is intended that the Plan be used in a positive manner as a tool in guiding the direction of growth and development in a way which is both economically feasible and environmentally acceptable.

The Vermont Municipal and Regional Planning and Development Act (the Act) guides the preparation of town plans and includes required and suggested elements and adoption procedures. The Act, 24 VSA §4382(a), requires that all plans contain twelve elements: a statement of objectives, policies, and programs; a land use plan; a transportation plan; a utility and facilities plan; a statement of policies on the preservation of rare and irreplaceable natural areas; an educational facilities plan; an implementation program; a statement indicating how the plan relates to development trends in adjacent communities; an energy plan; a housing element; an economic development element; and a flood resilience element. In addition to containing all the required elements, plans must also be consistent with a series of statutory goals listed in 24 VSA §4302. Consistency with the goals means that the goals have been considered and addressed in the process used to prepare the plan, not that the plan include all the goals.

IMPLEMENTATION

As a policy document, the plan provides the legal as well as the conceptual basis for all land use control. There are many ways to implement the goals and action items of this town plan. These fall into two

FUTURE LAND USE



TOWN OF MENDON

ZONING REGULATIONS

FINAL BILL

As approved by
Town Vote
on March 2, 2010.

Prepared by:

MENDON PLANNING COMMISSION

With assistance from a Fiscal Year 2006 Municipal Planning Grant from the
Vermont Agency of Commerce and Community Development

Mendon Planning Commission:

Ernie Smalley
Neil Langer
Bill Godair
Steve Ellerin
Phil Douglas
Frank Domenicucci
Therese Corsones, Chair

Mendon Zoning Rewrite Committee:

Ernie Smalley
Neil Langer
Bill Godair
Jack Kennelly
Therese Corsones
Steve Cosgrove

ARTICLE III: ZONING DISTRICT REGULATIONS

Section 301 - Prohibited Uses

- (a) To further the purposes of these regulations, and to further clarify other sections and provisions contained herein, the following uses shall be expressly prohibited in the Town of Mendon:
- (1) Dumping, storing, burying, reducing, disposing of or burning garbage, refuse, scrap metal, rubber, offal or dead animals, except such as result from the normal use of the premises if not a public nuisance, and except municipal collection sites;
 - (2) Junk yards, automobile graveyards, or places for the collection of scrap metal, paper, rags, glass or junk for any purpose;
 - (3) Use of basement of an uncompleted structure, wholly or partially below the grade of the lot upon which it is located, for dwelling purposes;
 - (4) Bulk petroleum or petroleum products stored in liquid form for sale in tanks above ground, including gas stations;
 - (5) Distilling of bones, fat or glue or gelatin manufacturing;
 - (6) Mobile businesses from cars, trucks, trailers and temporary retail stands;
 - (7) Occupancy of travel trailers or other dwellings not connected to a permitted wastewater system for dwelling purposes.
 - (8) Placing or keeping of 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.
- (b) The inclusion of this section of prohibited uses shall not be construed to damage the intent of Article III – Zoning District Regulations. Uses not listed as permitted or conditional in Sections 303- 317, 417 or 1002 are prohibited.

Section 302 - Permitted and Conditional Use Description

Sections 303 - 317 of these regulations summarize the regulations for each of the Zoning Districts which are established in Article II and shown on the Official Zoning Map. Permitted Uses are those for which a zoning permit will be granted if they meet the dimensional requirements and site plan review requirements, if necessary. Conditional Uses are those for which a zoning permit will be granted if they meet the dimensional requirements and the conditions listed for that use or area as specified in these regulations. Planned Unit Development may be permitted in the Village, Commercial and Residential Districts in accordance with the standards of Article VIII.

Section 303 - Village District

- (a) **Purpose and Description:** This area of western Mendon is the most intensively developed part of town and contains several historic buildings. The existing land use is a mixture of residential, commercial, agricultural, and public uses. The intent of the regulations for this district is to continue a mixed-use, relatively high-density area, and to prevent traffic and parking problems from intensifying, by encouraging combined access and other measures.
- (b) **Exempt Uses (no permit required):**
- (1) Accepted Agricultural Practices (see Section 1002(1))
 - (2) Accepted Silvicultural Practices (see Section 1002(2))
 - (3) Others listed in Section 1002
- (c) **Permitted Uses (permit from Administrative Officer required):**
- (1) Accessory dwelling units (see Section 603)
 - (2) Accessory structures and uses (see Section 601)
 - (3) Family child care home serving no more than six full-time children (see Section 605)

- (4) Home occupations (see Section 602)
- (5) Residential care and group homes serving not more than 8 persons (see Section 604)
- (6) Residential, one and two family dwellings
- (7) Windmills, household scale (see Section 610)

(d) **Permitted Uses (Site Plan Review by Planning Commission required):**

- | | |
|---|--|
| <ul style="list-style-type: none"> 1. Adult day care facility 2. Bank, financial services business 3. Bed and breakfast 4. Churches and other places of worship, convents, and parish houses 5. Community center 6. Community owned and operated institution and facility 7. Family child care home or facility serving more than six full-time children (see Section 605) 8. Funeral home and crematorium 9. Hazardous waste management facility for which a notice of intent to construct has been received under 10 VSA Section 6066a 10. Hospital (public or private) and nursing care facility 11. Hotel, motel, lodge 12. Animal day care | <ul style="list-style-type: none"> 13. Planned Unit Development (see Art. VIII) 14. Post office 15. Private club 16. Professional office 17. Public assembly 18. Recreational facility 19. Regional Solid Waste Management facility certified under 10 VSA Chap. 159 20. Residential multi-family 21. Restaurant, bar, tavern, snack bar 22. Retail establishment 23. School (public and private) and other educational institutions certified by the State Department of Education 24. State owned and operated institutions and facilities |
|---|--|

(e) **Conditional Uses (Conditional Use Review by Zoning Board of Adjustment required):**

- (1) Any structure(s) listed under Section 304(d) with a footprint larger than 10,000 sq. ft.
- (2) Cemetery
- (3) Light industry (see Section 612)
- (4) Mobile Home Park (see Section 613)
- (5) Sand and gravel pit (see Section 611)

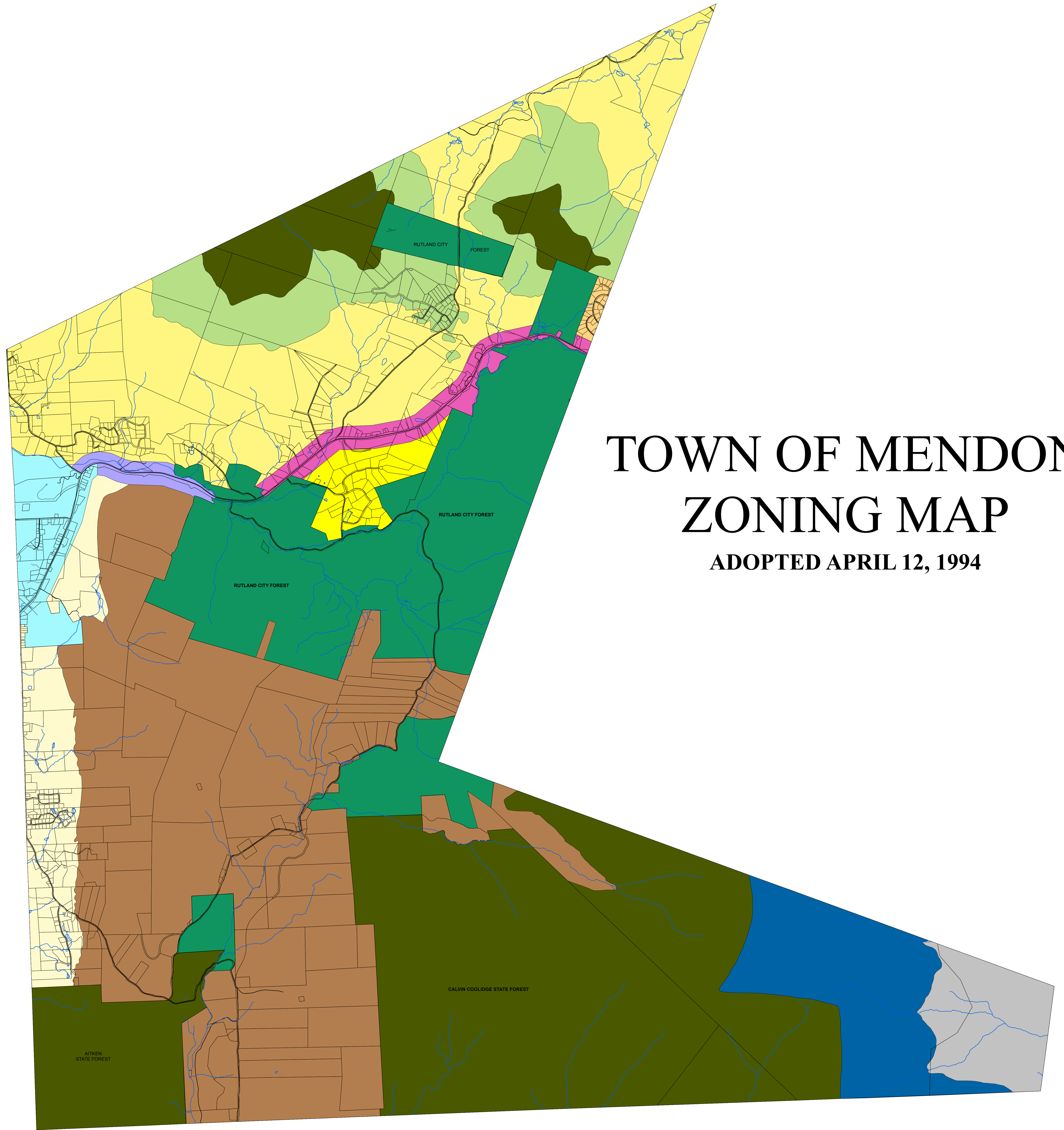
(f) **Dimensional Requirements:**

Min. Overall Lot Size	Max. Dwelling Units Per Acre	Min. Lot Frontage	Front Yard Setback
1 acre (on-site sewer) 1/2 acre (pipeline)	2 (on-site sewer) 4 (pipeline)	100'	40'
Min. Side Yard	Min. Rear Yard	Max. Bldg. Height	Max. Impervious Surface
15' [a]	20' [a]	the lesser of 30' or 3 stories	40%

[a] Minimum setback, except applicable under Section 303 (g)(4).

(g) **Miscellaneous Requirements:**

- (1) The number of new access points onto Route 4 should be minimized by use of shared driveways, frontage roads, or other means.
- (2) Parking should be located behind or beside buildings where possible.



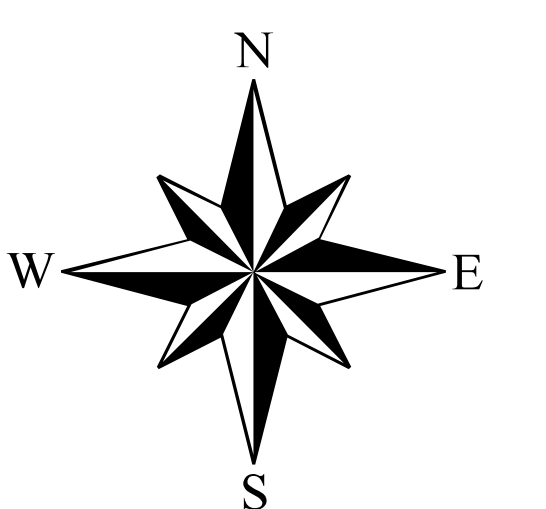
TOWN OF MENDON ZONING MAP

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



**DIFFERENCES IN SITE NUMBERS
USED IN PUBLISHED TOWN HISTORY AND
VERMONT HISTORIC SITES & STRUCTURES SURVEY**

Rutland County

PLEASE NOTE CAREFULLY:

The site numbers on the maps and lists of historic properties in the published town history following this page **DO NOT** correspond to the Vermont Historic Sites and Structures Survey (VHSSS) numbers on the individual survey forms in this town survey.

The Vermont Division for Historic Preservation conducted a resurvey of all historic properties in each town in Rutland County in preparation for the publication of a county history in 1988. New historic sites were added to the VHSSS, but a new VHSSS survey form was not filled out for each new site, as the information was entered directly into a computer database. Therefore not all sites in the published history have a corresponding VHSSS form.

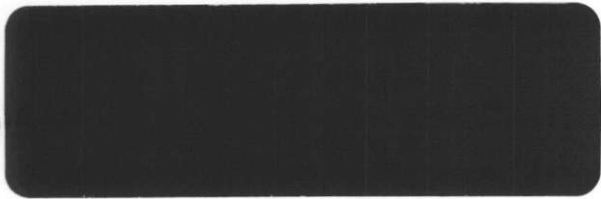
For the town history publication all historic sites, from both the original survey and the resurvey, were assigned new numbers for the published maps and lists. The new numbering system for the publication starts in the upper left hand (NW) corner of each town and proceeds sequentially from left to right, top to bottom, or clockwise around the map. For those towns in which further surveying was done after the initial publication map numbering was completed, there may be some scattered map numbers that are out of sequence.

To see if a property in the published history also has a VHSSS form, compare the maps in the published history with the VHSSS maps. If the location you are interested in has a number marked on both maps, the building has a VHSSS form.

THE HISTORIC ARCHITECTURE OF RUTLAND COUNTY

VERMONT STATE REGISTER OF HISTORIC PLACES

Listed on State Register
VT ACHP
Date: 4-21-87



VERMONT DIVISION FOR HISTORIC PRESERVATION



MENDON

The town of Mendon is situated on the western slope of the Green Mountains in the shadows of Pico and Killington peaks. Isolated until the Rutland to Stockbridge turnpike was constructed in 1805, the town was ideally suited for grazing, and for a time wool growing became the major local occupation. Where the road to Chittenden met the turnpike, the hamlet of Mendon developed as the town center. From 1870 to 1890, lumbering and milling dominated town life. In the 20th century, services for highway travel and ski areas have largely overwhelmed evidence of all previous endeavors. What remains of the historic architecture of Mendon exists primarily along side routes, away from U.S. Route 4.

THE CONDITIONS OF SETTLEMENT prescribed in Thomas Chittenden's 1781 grant for Mendon called upon settlers to cultivate five acres of land and build a house at least fifteen feet square. Lacking an adequate road, the early population eked out a living on remote hillsides until the turnpike was completed. The impact of the 1805 turnpike is reflected in population figures for the town—39 in 1800, 111 in 1810. A former farmhouse (1) located in the northeast corner of town typifies development along the turnpike. This modest, clapboarded structure of

Although the rugged terrain limited early settlement in Mendon, a small village gradually developed along the road to Sherburne Pass (now U.S. Route 4) at its intersection with a road to neighboring Chittenden. Reminders of this history include (left to right): a c.1820 structure (7) that housed a general store, the 1860 Union Meeting House (8), and a c.1850 house (9).

c.1820 is reported to be one of the oldest houses remaining in Mendon.

The majority of historic buildings in town date from the second quarter of the 19th century when sheep raising was the major preoccupation of Vermont farmers. Between 1820 and 1860, many farms (2, 3, 4, 5, 6, 12, 13, 14, 15, 16, 17) developed along the western edge of Mendon. Among the finest of the resulting structures is a farmhouse (5) built about 1845 on the road to Chittenden for the Pike family. In addition to its Greek Revival style door surround and paneled corner pilasters, this house exhibits an unusual construction technique—1" x 4" boards were stacked to form the walls with butt-end joints at the corners.

As the farming community grew, a modest town center evolved. In 1841 a post office for the town was established and housed, along with a general store, in a structure (7, c.1820) still standing along U.S. Route 4. West of this building is the Mendon church (8), originally the Methodist Union Evangelical Meeting House. Constructed by contractor Ira Ormsby in 1860 at a cost of about one thousand dollars, this plain vernacular structure was erected with

Building numbers in parenthesis correspond to the State Register of Historic Places listing and maps that follow the text.



This house (2), located in the northwest corner of Mendon, was one of a number of farmhouses built in the western portion of town in the years before 1860. Dating from c.1830, it is a good example of an early Classic Cottage. Noteworthy details include the kneewall windows, marble block foundation, and a central doorway with sidelights and a simple Federal style entablature.

funds raised by a women's group. Among the active fundraisers was the wife of Edward Ripley, who lived in a remodeled turnpike tavern (since demolished) across the road. Ripley later became a famous Civil War general.

Mendon, like many other Green Mountain towns, developed an extensive lumbering industry in the second half of the 19th century. By 1884 four major milling complexes were operating, with one producing more than 13,000 feet of lumber per day. By 1900, however, depletion of easily accessible timber and isolation from shipping routes led to some decline in the local lumber industry. Population figures show a large drop, from 570 in 1890 to 392 in 1900.

AGRICULTURE CONTINUED to be important in the town well into the 20th century. In 1908 local farmers organized their own chapter of the Vermont Grange, the Deermond Grange. After gathering in local barns and elsewhere for several years, the membership erected a meeting hall (18, c.1915), which remains in use for many community-wide events.

Many tourists traveled through Mendon in the late 19th and early 20th centuries to take the tortuous Killington Notch wagon road to a hotel that was located near the summit of Killington Peak. A number of farm families along the route earned extra income by offering travelers a place to stay. As the automobile became popular after 1910 this primitive road fell into disuse by



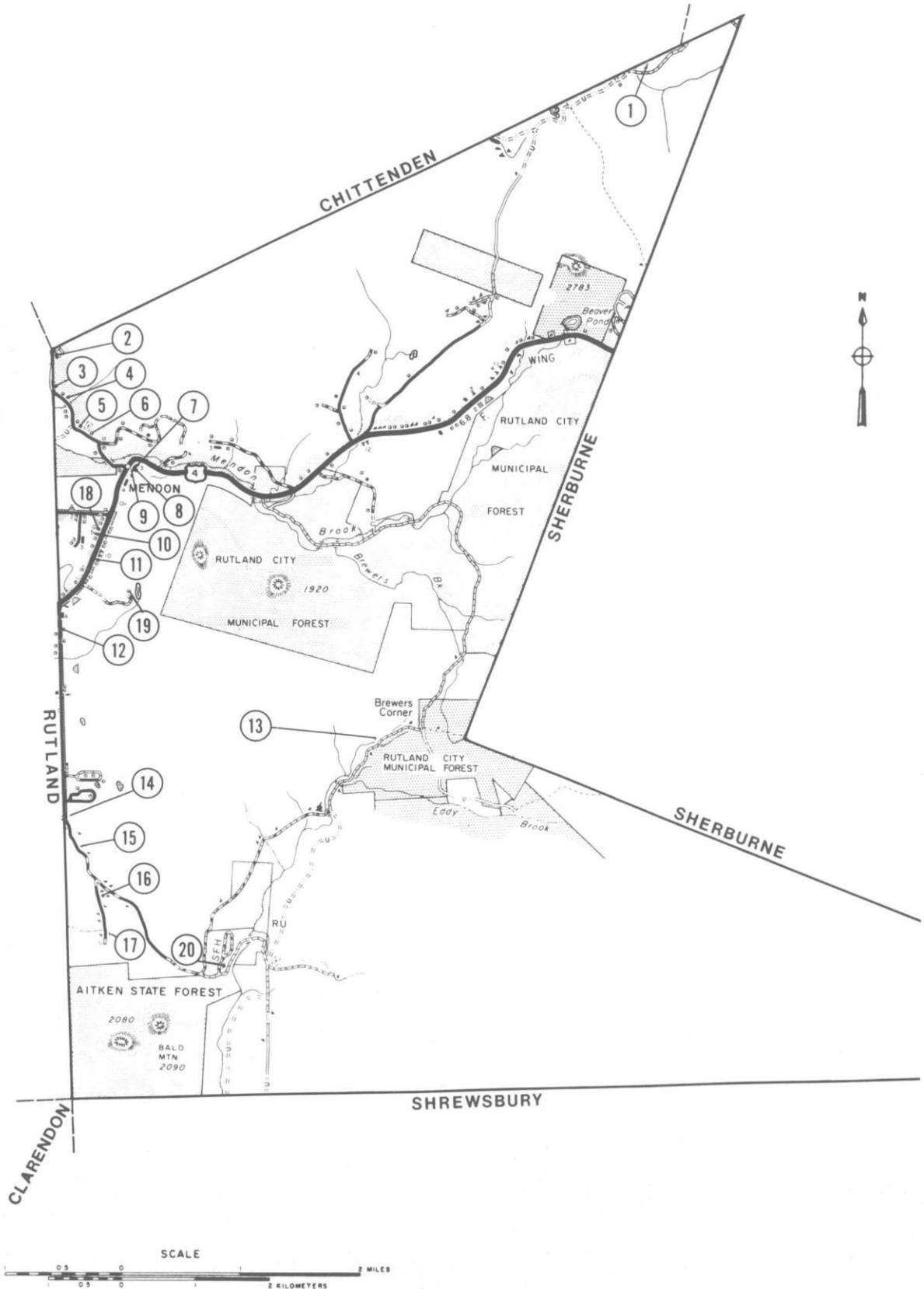
Constructed c.1845, this house (5) is a typical Classic Cottage in form, but it is unusual in that the walls are built of stacked planks of wood. The central door is framed by a Greek Revival style surround with a transom, full-length sidelights, and paneled pilasters which match those on the corners of the house.

tourists. It was used however by trucks, which made possible the harvesting of previously inaccessible forests for timber. Portable sawmills operated throughout the 1920s and 1930s along the North Branch of the Cold River and Brewer's and Eddy brooks, and nearby farmers boarded laborers who filled the rooms formerly taken by tourists.

With the establishment and paving of U.S. Route 4 in the 1930s and the growth of nearby Killington and related ski areas since, commercial highway development has come to dominate Mendon. The late 20th century buildings associated with this commerce differ markedly from the farm community structures of the 19th century and high speed travel along U.S. Route 4 almost makes Mendon a "missed" town. A short trip off the highway, however, reveals the charm of Mendon — small, hillside farmhouses scattered in a beautiful setting.

TOWN OF MENDON MAP

Sites Listed in the State Register of Historic Places
(Numbers correspond to Register listing that follows.)



SOURCE: VT. AGENCY OF TRANSPORTATION GENERAL HIGHWAY MAP, 1979.