



Town of Mendon

Minutes of the March 18, 2025 Zoning Bylaw Review Committee Meeting

1. Call to Order

The meeting was called to order by Chair Bill Ambrosino. Attendance was confirmed by roll call. The meeting was held remotely and recorded.

Attendance (Roll Call Vote):

- Bill Ambrosino – Present
- Lawney Tinio – Present
- Liana Moore – Present
- Brendan Chenelle – Present
- Anne Mazar – Present
- Lisa Hilton – Present
- Matthew Clark – Present
- Gabe Trevor (CMRPC) – Present
- Jane Wyrick (CMRPC) – Present
- Dylan Lindholm (Planning Department) – Present

2. Approval of Past Minutes

- Minutes from prior meetings were still being compiled and finalized for future approval.
- It was noted that the committee will vote on outstanding minutes once compiled into a full set.

3. Discussion Topics

A. Status Update on Article 3 Review

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- Gabe Trevor (CMRPC) confirmed continued revisions to Article 3 of the zoning bylaws, specifically focusing on the Use Table and definitions.
- Outstanding comments were being incorporated based on committee feedback and internal staff discussions.

B. Discussion of Yield Plans for Open Space Communities

- The committee reiterated that Mendon's Open Space Community bylaw requires a yield plan (also known as a sketch plan) to determine lot count.
- Yield plans are favored over mathematical formulas for determining density, as used in some other towns (e.g., Amherst).
- Bill Ambrosino emphasized that the yield plan process ensures protection of wetlands and preserves developable uplands, maintaining fairness for developers and neighbors.

C. Site Plan Review Discussion Preview

- Committee members were advised that the next phase of zoning bylaw revisions would involve review of Article 4 (Site Plan Review).
- Gabe Trevor noted that CMRPC staff would begin reviewing this article and encouraged committee members to raise any concerns or issues they have encountered with the current site plan process.

D. Reorganization of Article 3

- Efforts are being made to consolidate and reorganize the zoning bylaw structure, especially around use permissions and definitions.
- The committee reaffirmed its earlier decisions to:
 - Consolidate definitions in Section 1.2.
 - Minimize footnotes in the Use Table.
 - Clarify permitted vs. special permit uses.
- Specific topics discussed:
 - **Hazardous Waste Facilities:** Matthew Clark to review and suggest clearer language regarding hazardous waste and permitted uses.
 - **Industrial Definitions:** Further clarification was requested regarding distinctions between "light industrial" and "heavy industrial" uses.
 - **Buffers and Setbacks:** Language around commercial district buffers was being finalized (e.g., a 50-foot buffer from residential lot lines and a 100-foot buffer from dwellings).

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4. Next Steps

- CMRPC will continue revising Article 3 based on this meeting's feedback.
- **Draft revisions** for Open Space Communities and Use Table changes will be distributed ahead of the next meeting.
- Committee members were reminded:
 - To review drafts prior to meetings for efficiency.
 - To submit any comments individually to CMRPC staff to comply with Open Meeting Law requirements.

5. Next Meeting

- **Date:** April 1, 2025
- **Focus:** Finalization of Open Space Communities bylaw revision and initial review of Site Plan Review (Article 4).

6. Adjournment

- Motion to adjourn was made and seconded.
- The meeting was adjourned by unanimous roll call vote.