



Town of Mendon

Minutes of the April 1, 2025 Zoning Bylaw Review Committee Meeting

1. Call to Order

The meeting was called to order by Chair Bill Ambrosino. Roll call was taken. The meeting was held remotely and recorded.

Attendance (Roll Call Vote):

Bill Ambrosino – Present

Lawney Tinio – Present

Anne Mazar – Present

Matthew Clark – Present

Brendan Chenelle – Present

Liana Moore – Present

Lisa Hilton – Present

Dylan Lindholm (Planning Department) – Present

Jane Wyrick (CMRPC) – Present

Gabe Trevor (CMRPC) – Present

2. Approval of Past Minutes

No votes were taken on meeting minutes at this session.

Draft minutes for prior meetings were still being finalized and were expected for review at a future meeting.

3. Discussion Topics

A. Open Space Community Bylaw - Continued Review

Discussion focused heavily on revising the Open Space Community Bylaw.

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The committee acknowledged that the current structure is confusing, outdated, and has been "cobbled together" over time.

Consensus was reached that the bylaw needs significant reorganization but without fundamentally changing the principles behind it.

The goal is to:

Make the bylaw easier to follow for applicants and town boards.

Maintain the open space subdivision option as an as-of-right development alternative.

Preserve critical protections for conservation land, particularly requirements for long-term ownership, management, and oversight.

B. Process for Open Space Subdivisions

It was clarified that under current practice:

A yield plan must first be prepared (demonstrating the number of lots under conventional subdivision).

The yield plan can be presented either via a preliminary or definitive subdivision plan.

Open space subdivision design is based on the number of lots shown in the approved yield plan.

Discussion included whether to introduce alternatives like those used in other towns (e.g., Amherst's formula-based lot calculation), but the committee leaned toward maintaining the current "yield plan" requirement to avoid confusion at Town Meeting.

C. Bylaw Reorganization Approach

The Committee discussed reorganizing the bylaw to better reflect the development process in a logical sequence.

The terminology will be standardized to avoid confusion (e.g., "conceptual preliminary plan" will be clarified).

Considerations include whether to reference other Massachusetts towns' open space bylaws for structure ideas, while retaining Mendon's substantive requirements.

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D. Administrative Edits

Continued discussion on formatting:

Outdated "Amended" notations throughout the document will be removed for clarity.

All definitions (e.g., Common Driveway, Flag Lot) will be relocated to Section 1.2 of the zoning bylaw.

Outdated or confusing terms like "soft stormwater management techniques" will be replaced with more current terminology such as "nature-based stormwater management."

4. Next Steps

Gabe Trevor and Jane Wyrick (CMRPC) will prepare a reorganized draft of the Open Space Communities Bylaw based on feedback.

A clean draft version will be distributed prior to the next meeting for member review.

Members were reminded to review draft documents carefully and to send comments individually to staff, avoiding group deliberations per Open Meeting Law.

5. Next Meeting

Date: April 15, 2025

The agenda will include continued review of the reorganized Open Space Communities Bylaw and a first look at edits to the Site Plan Review Section (Article 4).

6. Adjournment

Motion to adjourn made and seconded.

The meeting adjourned by unanimous roll call vote.