



Town of Mendon

Minutes of the March 4, 2025 Zoning Bylaw Review Committee Meeting

Members:	Bill Ambrosino	Lawney Tinio	Jack Hunter
	Ellen Agro	Anne Mazar	Dylan Lindholm
	Matthew Clark	Liana Moore	Brendan Chenelle
	Gabe Trevor	Jane Wyrick	

1. Call to Order & Roll Call

The meeting was called to order by Chair Bill Ambrosino. A roll call confirmed the presence of members listed above. A quorum was confirmed upon the arrival of Brendan Chenelle.

2. Review of Article 3 – Open Space Communities Bylaw

Gabe Trevor introduced the goal of reviewing and revising the Open Space Communities section of the zoning bylaw. He noted significant structural issues and outdated formatting in the current version, and suggested reorganization and rewriting for clarity.

- **Process Clarification:**

Committee members and staff clarified the steps currently required:

1. Yield Plan (also referred to as Sketch Plan)
2. Optional Preliminary Plan
3. Definitive Plan
 - It was noted that the yield plan is necessary to establish allowable density and may be waived in cases where a developer is ready with full engineering.

- **Alternative Yield Method Discussion:**

- Jane noted that some towns like Amherst allow for a calculation-based yield rather than a full engineering sketch.
- Bill and others expressed concern that a formula-based yield might be overly complex for Mendon's town meeting, suggesting that retaining the yield plan process is more appropriate for now.

- **Formatting and Definitions:**

- The committee agreed to reorganize the section for clarity and consistency.

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- Definitions such as “common driveway,” “flag lot,” and “soft stormwater management techniques” (to be renamed “nature-based stormwater management”) will be relocated or rewritten.
- Redundant or outdated language and amendment history notes will be removed or relocated to an appendix or footnote section, pending consultation with the Town Clerk.
- **Approval Process Clarification:**
 - Discussion arose about whether a special permit or site plan approval is required for open space subdivisions. The consensus was that such developments proceed by-right but do require administrative site plan review.
 - This issue will be revisited in greater depth when the committee reviews Article 4 (Site Plan Review).
- **Rewriting vs. Amending Existing Bylaw:**
 - The committee discussed whether to revise the current bylaw or adopt a modern format based on a comparable town. The consensus was to maintain the core structure but propose a reorganized and clarified version, rather than a completely new bylaw.

3. Approval of Meeting Minutes

The committee approved the following meeting minutes by roll call vote (with abstentions as noted for absences):

- December 3, 2024
- January 21, 2025

The January 7, 2025 minutes were pulled for revision due to transcription formatting and will be reviewed at a future meeting.

4. Administrative Updates

- Committee members requested that redline drafts of Section 3 edits be distributed prior to meetings to allow for efficient discussion.
- Dylan will coordinate with Ellen to ensure approved minutes are properly posted.

5. Next Meeting

Date: Tuesday, March 18, 2025

Jane and Gabe will circulate updated drafts of Section 3 prior to the next meeting.

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6. Adjournment

A motion to adjourn was made and seconded. The meeting adjourned by roll call vote at approximately 8:15 PM.