



# *Town of Mendon*

## Minutes of the April 15, 2025 Zoning Bylaw Review Committee Meeting

### 1. Call to Order

The meeting was called to order at 6:00 PM by Bill Ambrosino (Chair). Roll call vote was conducted.

#### Attendance (Roll Call Vote):

Lawney Tinio – Present

Fran Nero – Present

Anne Mazar – Present

Matthew Clark – Present

Brendan Chenelle – Present

Liana Moore – Present

Dylan Lindholm (Planning Department) – Present

Jane Wyrick (CMRPC) – Present

Gabe Trevor (CMRPC) – Present

### 2. Approval of Minutes

No specific minutes were approved during this portion of the meeting (discussion focused on zoning bylaw content).

### 3. Discussion Topics

#### A. Article 3 - Final Review and Revisions

Gabe Trevor introduced the main discussion to finalize Article 3.

Dylan Lindholm led the review of comments, particularly feedback from Liana Moore.

Minutes of the  
April 15, 2025  
Zoning Bylaw Review Committee Meeting  
--Continued--

Committee reviewed Liana's suggestions and incorporated several small edits to enhance clarity and consistency.

Some outstanding minor edits from previous meetings were addressed.

The committee discussed relocating definitions (e.g., "Common Driveway," "Flag Lot") to the Definitions section for better organization.

Edits included updating references for nature-based stormwater management and clarifications regarding open space requirements.

**B. Article 4 - Site Plan Review**

Preliminary edits were introduced to align Article 4 with updates to Article 3.

Discussion confirmed the intent to simplify and clarify site plan review processes without materially changing substantive requirements.

It was noted that most edits are minor at this stage.

Dylan and Jane were tasked with preparing a cleaned-up draft for future review.

**C. Open Space Communities Bylaw**

Further discussion on reorganizing and modernizing the Open Space Communities Bylaw (previously discussed at prior meetings).

Committee reaffirmed the importance of maintaining the existing substance but presenting it in a clearer and more user-friendly format.

The possibility of referencing models from other towns was discussed, but the committee decided to preserve Mendon's unique provisions while modernizing the language.

Ann Mazar's specific contributions regarding conservation restrictions and land transfers were emphasized as critical elements to retain.

**D. General Editing Approach**

The Committee agreed that major structural edits should be presented as a single new document (rather than as line-by-line tracked changes) to avoid confusion on Town Meeting floor.

The focus remains on maintaining the substance while improving clarity and usability.

Minutes of the  
April 15, 2025  
Zoning Bylaw Review Committee Meeting  
--Continued--

**4. Next Steps**

Dylan Lindholm and Jane Wyrick will circulate updated drafts of Article 3 and initial revisions for Article 4 prior to the next meeting.

Committee members requested to review drafts ahead of meetings to streamline discussions.

Members were reminded not to deliberate via group emails to comply with Open Meeting Law. Comments should be sent individually to staff (Gabe, Jane, Dylan).

**5. Next Meeting**

Date: March 4, 2025 (tentatively confirmed)

**6. Adjournment**

Motion to adjourn made and seconded. Meeting adjourned by unanimous roll call vote.