



Town of Mendon

Minutes of the April 29, 2025 Zoning Bylaw Review Committee Meeting

Attendees:

Bill Ambrosino (Chair)
Lawney Tinio
Brendan Chenelle
Lisa (CMRPC)
Dylan Lindholm (Town Planner)
Jane, Dave, and Trevor (CMRPC)
Jack Hunter

Meeting Summary:

1. Call to Order and Roll Call

The meeting was called to order by Chair Bill Ambrosino at 6:03 PM.

Roll call confirmed the presence of committee members and representatives from CMRPC and the Town Planner.

2. Review of Section 3 – Use Regulations

Continued review of Section 3 of the Zoning Bylaws.

Focused on use tables, definitions, and the role of the Planning Board and Zoning Board of Appeals.

Discussed streamlining permitted uses and clarifying definitions (e.g., mixed-use, manufacturing, multifamily housing).

3. Definitions and Use Clarifications

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Proposed elimination of duplicate or vague terms, such as multiple types of “multifamily” uses.

Recommendation to use general categories (e.g., “residential,” “commercial”) and tie specific uses to a consistent set of definitions.

4. Planning Board and ZBA Authority

Concerns raised about overlap and ambiguity between Planning Board and ZBA responsibilities.

Aim to define clearer decision-making authority in bylaws to prevent confusion for applicants.

5. Use Table Revisions

Committee discussed standardizing language and reorganizing the use table for better clarity.

Example given: separating “Light Manufacturing” and “Heavy Industrial” to reflect local character and intent.

6. Residential Uses in Commercial Zones

Concerns were raised about allowing residential uses in business zones, including the potential for inconsistent development.

Proposal to allow residential uses by special permit to provide flexibility while preserving commercial intent.

7. Agricultural and Kennel Uses

Kennel and agricultural use definitions to be clarified; suggested alignment with state definitions and animal control bylaws.

Discussion on whether these uses should remain in zoning or general bylaws.

8. Next Steps and Deliverables

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CMRPC to prepare a revised use table and definitions list for review.

Members to review existing site plan review provisions for clarity.

9. Adjournment

Meeting adjourned at approximately 7:32 PM.

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

Next Meeting: Date TBD

Respectfully Submitted by: _____
Matthew C. Clark – Member/Scribe