



**From:** [Sara Tully](#)  
**To:** [Act250 - Board](#)  
**Subject:** Land Use Review Board Re: 2026 Rutland Regional Plan  
**Date:** Thursday, October 23, 2025 12:04:13 PM  
**Attachments:** [Mendon Letter on Future Land Use Map 5-27-25.pdf](#)

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Dear Land Use Review Board,

The Town of Mendon Selectboard and Planning Commission has advocated for planned growth in Mendon especially along Route 4 in Mendon while continuing to encourage growth in our designated residential zoning districts. Almost 70% of Mendon's land is already conserved by State Forest, Federal Forest and Rutland City Forest.

The Rutland Regional Plan 2026 is deep into its planning process and has spent considerable time and resources drafting and receiving public comment on the Future Land Use Map. The FLU map identified conservation of 95.5% of Mendon with 4.5% developable. The Selectboard and Planning Commission of Mendon submitted the attached letter to the RRPC in this process and would appreciate it if this letter could be submitted to the LURB as public comment.

Please let me know if you have any questions.

Sincerely,  
Sara Tully

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**TO:** Rutland Regional Planning Commission  
**FROM:** Megan Smith, Chair, Mendon Selectboard  
Seth Bridge, Vice-Chair, Mendon Selectboard  
Teri Corsones, Chair, Mendon Planning Commission  
Sarah Buxton, Mendon Selectboard and Planning Commission  
Fred Bagley, Mendon Planning Commission  
Richard Howe, Mendon Planning Commission  
**RE:** Response and Feedback to RRPC's Draft Future Land Use Map for Mendon  
**DATE:** May 27, 2025

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Dear Colleagues at RRPC,

Thank you for your recent presentation of the 2026 Rutland Regional Plan development process and opportunity to provide feedback on the draft "Future Land Use" map for the Town of Mendon. The above-mentioned members of the Town's Planning Commission offer the following observations and responses to the proposed map. Our comments are based on our understanding of the information presented and known to date. We reserve the opportunity to provide additional comments and/or to modify our positions and recommendations in the future, as additional information is provided and as public input is gathered during the public hearing phase of our current zoning update process. We invite continued engagement, education, and opportunities to discuss our shared vision and goals for the Town of Mendon with you throughout this process. Thank you for consideration of our viewpoints and partnership in planning for our future.

As mentioned above, Mendon is currently undergoing a complete revision of its zoning regulations to align with its recently updated Town Plan (2022). This process has surfaced a few key points of awareness and focus on our planning. Namely, we are grounded by the reality that roughly **2/3 of the land of Mendon** is already **owned by the government** (federal, state, or municipal) or is **protected from development** by another conservation mechanism. This truth supports many of our shared local, regional, and state goals concerning preservation of areas of significant natural resources, maintaining our rural character, and supporting outdoor recreational activities. It also severely limits the growth potential of our grand list and development opportunities that our Town is committed to pursuing, as articulated in our Town Plan and enabled by our current work in revising our zoning regulations.

Our key development goals, as articulated in our [Town Plan \(and listed here\)](#), have each been set in the context of our overarching aim of **preserving and conserving our present natural environment, character, rural appearance and atmosphere**. The Town feels strongly that our preservation and conservation efforts must still be balanced with and support the following efforts to:

- Promote and encourage economic growth in **appropriate zoning districts**.
- Meet the civic, **economic, educational, social, recreational**, and cultural needs of **residents**.
- Preserve the **rights of residents to manage their own land**, to the fullest extent possible.
- Promote and implement **tax stabilization**.
- Encourage **growth of commercial and professional services and at-home businesses**.

- Pursue **the development of recreational opportunities to maximize their economic potential.**
- **Rehabilitate or redevelop new and/or underutilized properties.**
- Promote and **encourage maintenance of a sound housing stock, including PRD's and PUDs.**
- **Evaluate (increase) density requirements** in light of changing septic technologies.
- Allow **single family residences and seasonal camps on large lots** where the topography and soils permit.

We reflect on one additional observation, taken from the [Housing Summary chapter of the RRPC's draft 2026 Plan: "A 2023 regional assessment said the region needs anywhere between 37-554 units annually from 2023-2040."](#) **If Mendon were to contribute just 7 units per year, this would exceed and outpace recent trends and still be unlikely to adequately meet the Town and Region's future housing need.**

With these considerations in mind, we are greatly concerned by and [object to a future land use plan for Mendon](#) that would place 85.1% of our land in Rural (Conservation). According to the Act 181 resources you have provided us, it appears that Rural (Conservation) is described as "designated for conservation" and are "areas of significant natural resources that require special consideration for protection and other conservation purposes." Additionally, 9.4 % of our land is proposed as Rural (Agriculture & Forest), which includes parcels already enrolled in the Current Use program. [Combined, 95.5% of Mendon would be planned as areas that would continue to be conserved and remain largely undeveloped.](#)

This is too much. Not only does this leave less than 5% of our land as available for future development and growth necessary to support the housing and economic development needed for our workforce and civic services (school and community), but it threatens the financial viability of our Town. With 2/3 of our land already enjoying a privileged tax status, private land ownership and development of land is vital to Mendon's ability to maintain local infrastructure and services by providing tax revenue.

Therefore, we ask that the future land use map be modified to reflect the following:

1. We agree with and appreciate the designation and expansion of the Village Center and Village Area and would support the current plan as offered for those Districts.
2. We agree with and appreciate the designation of the current Resource Based Recreation district. Since [Resource-Based Recreation](#) areas are "designated for higher-density growth" and "contain a higher density of housing, buildings, and infrastructure related to the resource-based recreation area," we would **expand that to parcels** extending west on Route 4 (until Journey's End), that are **not** (1) owned by a government, (2) enrolled in current use, or (2) currently in the commercial district but **are** designated as Residential 1, Residential 2, or Rural in the current ["Suggested Mendon Zoning Map"](#) (prepared by Logan Solomon in April). These areas are appropriately adjacent to Pico and the new "Transition Infill Area." (The Town would likely further limit development in this area, but designating this region as the Resource Based

Recreation District would provide maximum flexibility in use and development.) Alternatively, the additional areas might be categorized as [Rural \(General\)](#); but that is not our preference.

3. The currently mapped [Transition Infill](#) area largely tracks with the current [Commercial District](#). We would ask that the Transition Infill area include all of the Commercial District and be extended to **any parcel currently on the Alpine pipeline**, except for Government Owned Lands.
4. Presuming that all parcels in current use are included in [Rural \(Agriculture and Forestry\)](#), we support that designation. We would ask that all parcels of forestland belonging to Rutland City also be placed in this category, instead of [Rural \(Conservation\)](#), because of their future use potential as “lower-density growth and managed to promote the working landscape and rural economy.”
5. Except for parcels belonging to Rutland City and the Town of Mendon, **all other government owned parcels should be placed in [Rural \(Conservation\)](#).**
6. Finally, **any parcel not included above with an E-911 address** should be designated as [Rural \(General\)](#). This would include the remaining parcels in Residential 1, Residential 2, and Rural in the current “[Suggested Mendon Zoning Map](#)” (prepared by Logan in April). Rural (General) is designated as lower-density growth and limited commercial development compatible with the working landscape and natural areas. These parcels abut the new Village Area and Center, and Rural (Conservation) and Rural (Agriculture & Forestry) areas and would be appropriately developed according to Mendon’s zoning regulations.

Thank you for your consideration of our feedback. We look forward to future planning for Mendon and our Region, together.