
Zoning By-Law Review Committee Annual Report 2009

The committee completed several key pieces of work this year: the passage of the Reorganized Zoning By-Laws, the rezoning of the stretch of Hartford Ave. East to the Bellingham line from residential to business, and the updating of the Flood Plain Overlay District By-law. Ongoing projects include a Wireless Communications By-Law, the Sign By-Law, a Table of Use, and revisions to existing zoning by-laws where appropriate. The committee is now under the jurisdiction of the Planning Board, a move that facilitates a more efficient use of time and resources.

Reorganized Zoning By-Laws: Our most significant achievement, the reorganization of the zoning by-laws, involved months of painstaking work in rearranging and renumbering the sections into an orderly sequence and correcting typographical and grammatical errors. These changes resulted in a far more visually pleasing and reader friendly document.

Business Zone Addition: Due to the widening of Hartford Avenue East at the Cape Road intersection residents requested and voters approved amending the Mendon Zoning Map to change the stretch of Hartford Ave. East to the Bellingham line from residential to business.

Flood Plain Overlay District By-Law: This was updated according to FEMA requirements to allow Mendon residents to continue flood insurance availability.

Wireless Communications Facilities By-Law: Based on Planning Board concerns about the Town's lack of any kind of cell tower by-law, we are doing extensive research to create a by-law that will serve to accommodate the needs of the Town's residents and businesses while minimizing the visual impact of telecommunications structures..

Table of Use: This is another ongoing project. After careful consideration of previous work on an Index, it was decided that a Table of Use would be a more helpful means of locating zoning information.

Sign By-Law: While passed over at the Annual Town Meeting the need to replace the inadequate, contradictory and confusing existing sign regulations remains. It has been shortened and streamlined for a future town meeting.

Accessory Dwelling Unit By-Law: This was tabled due to issues between proponents wanting to require a special permit and those who advocated for a by-right provision. It may be reviewed at a later date especially if an Affordable Housing Committee is formed. This would enable us to add an affordable component to the by-law.

During the year Sharon Cutler, Linda Hawkes, and Dick Skinner left the committee. We sincerely thank them for their service. We welcomed two new members: Liana Moore and Patrick Doherty.

Respectfully submitted,
Shirley Smith, Chair
Patrick Doherty,
Liana Moore,
Mark Mortimer,
Bob Sweet