



Town of Mendon

Minutes of the June 3, 2025 Zoning Bylaw Review Committee Meeting

Committee Members Present:

- Gabe (Chair)
- Dylan
- Jane
- Lisa Hilton
- Liana
- Brendan
- Ann
- Lonnie

1. Call to Order

The meeting was called to order at 6:00 PM by Chair Gabe. Roll call attendance was taken.

2. Approval of Minutes

Approval of the previous meeting minutes was deferred until the end of the meeting. Later in the meeting, the minutes were approved with one correction: the name "Ronnie Tinio" was corrected to "Lonnie Tinio." Motion to approve as amended was made, seconded, and passed by roll call vote. One member abstained due to absence from that meeting.

3. Short-Term Rental Bylaw Review

Jane presented an updated draft of the proposed short-term rental bylaw, incorporating "Town of Mendon" references and replacing "Board of Selectmen" with "Select Board." The discussion focused on a proposed limitation of one short-term rental per owner to prevent outside investment firms from purchasing multiple homes for rentals.

Key points discussed:

- Restricting each individual to one short-term rental, including through LLC ownership or managerial control.
- Potential for limiting total number of rentals in town to ten.
- Possibility of expanding to three units per owner with later review.

Minutes of the
June 3, 2025
Zoning Bylaw Review Committee Meeting
--Continued--

- Interest in preventing clustering and preserving long-term housing.
- Proposal will be forwarded to the General Bylaw Committee for further consideration.

4. Common Driveway Bylaw Discussion

Jane and Dylan presented a pros and cons list for allowing common/shared driveways. Key issues discussed included:

- Benefits: reduced curb cuts, clearer fire/emergency access standards, fewer zoning board variances, better design control via Planning Board.
- Concerns: long-term maintenance responsibility, potential for owner disputes, safety risks due to poor upkeep.

Several members stressed the need to enforce maintenance agreements through deed restrictions and Planning Board oversight. Discussion ensued regarding whether to allow common driveways for 2, 3, or 4 lots, with no consensus reached. A future vote will be scheduled.

5. Retreat (Flag) Lot Bylaw Review

The Committee reviewed a draft bylaw for "retreat lots" (aka flag lots). Key elements:

- Required minimum 50 feet of frontage on a public way.
- Access strip must maintain 50-foot width throughout.
- Lot area must be at least 2× minimum zoning lot size, excluding the access strip.
- Fire and emergency access design standards consistent with shared driveways.

Discussion focused on whether to allow adjacent retreat lots and the potential for developers to use flag lots to bypass subdivision controls. The Committee agreed on including language to prevent adjacent lots unless configured for a common driveway with full-width adjoining access strips.

6. Next Steps

- Gabe, Dylan, and Jane will refine language around buffer zones and compare bylaws in similar communities.
- Meeting scheduled for **June 17, 2025**, at 6:00 PM. Gabe will send out calendar invitations and finalize the agenda.

7. Adjournment

The meeting adjourned at approximately 7:15 PM

Minutes of the
June 3, 2025
Zoning Bylaw Review Committee Meeting
--Continued--

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