

Topic:	Ridgeline Protection; Scenic Resources; Natural Resource Protection & Conservation
Resource Type:	Regulations
State:	Vermont
Jurisdiction Type:	Municipal
Municipality:	Town of Mendon
Year (adopted, written, etc.):	Unknown
Community Type - applicable to:	Suburban; Rural
Title:	Town of Mendon Ridgeline Protection Ordinance
Document Last Updated in Database:	May 9, 2017

Abstract

This is a very brief law that regulates developments to only ski area uses and requires aesthetic compatibility.

Resource

Section 411 - Ridgeline Protection

A ridgeline is the elongated crest or series of crests at the apex or the uppermost point of intersection between two opposite slopes or sides of a mountain or hill. See Ridgeline map attached.

A. Purpose: To regulate ridgelines as defined to:

1. prevent and control water pollution;
2. preserve and protect ridges;
3. protect animals and their habitat;
4. conserve the beauty of the ridgelines;
5. minimize ridge intrusions;
6. achieve town and regional conservation and development objectives.

B. Conditions: In order to achieve the above purposes, construction in ridge areas is discouraged.

Any construction in the protected area of a ridgeline shall meet the following conditions:

1. Any construction in the protected area of a ridgeline shall be considered a conditional use. The applicant shall submit with his application, specific site data, maps, building plans, facilities information, an erosion control plan and a landscaping plan for review by the Board of Adjustment.

2. Any structures shall be sited and landscaped in such a way that the visual impact on the ridge is minimized. Before conditional use approval is given, the applicant shall demonstrate:

(a) that locating the proposed structure in the area of a protected ridgeline is necessary;

(b) that the height proposed for the structure is the minimum necessary to achieve its purpose;

(c) that maximum feasible screening with natural vegetation will be used;

(d) that the structure will not unduly detract from the natural beauty of the ridgelines.

3. There shall be no buildings in the protected area of a ridgeline other than lift attendant stations, first aid stations, and warming huts, none of which shall exceed 400 square feet in area.

C. Exclusions

There shall be excluded from this Section 411 any and all ski lift towers, ski unloading platforms, and lift attendant stations.