

## **Mendon Planning Commission Minutes February 3, 2025**

**Present:** Justin Lindholm, Fred Bagley, Dick Howe, Sarah Buxton and Teri Corsones were present in person. Dennis O’Connell participated via the GoToMeeting platform. Acting Zoning Administrator Greg Smith was also present in person. The draft January 6, 2025 minutes were approved with no changes.

**Sachdev Update:** Neither Anil Sachdev nor his attorney Frank Urso were present to provide updated information regarding the Econolodge property. Present in person was Brian Gates. Present via the GoToMeeting platform were Cindy Bergstrom, Jodi Manning and Carol Gates.

At the November 13, 2024 MPC meeting Mr. Sachdev had indicated that he had an extension until December 9, 2024 to resolve the safety deficiencies identified in the Agency of Natural Resources sanitation letter detailed in prior minutes. He was to report on the status of the deficiencies at the December 2 MPC meeting. He did not attend the December 2 MPC meeting and the matter was continued until the January 6 MPC meeting. Given his absence at the January 6 MPC meeting, the matter was continued again until the February 3 MPC meeting. Given his absence at the February 3 MPC meeting, the matter will be continued again until the March 11 MPC meeting.

**Planning Commission Nominations:** Steve Ellerin was present to provide an update regarding the leave of absence that he had taken from the Zoning Administrator position in November for medical reasons. Greg Smith has served as Acting Zoning Administrator in Steve’s absence. Steve explained that he wishes to resign from the Zoning Administrator position at this time for personal reasons but is willing to re-join the Planning Commission if appointed. Greg Smith is willing to serve as the Zoning Administrator if appointed. Pursuant to 24 VSA 4448(a) the Planning Commission shall nominate and the Selectboard shall appoint a Zoning Administrator for a term of three years when a vacancy exists. Fred Bagley made a motion to nominate Steve Ellerin to the Mendon Planning Commission. Justin Lindholm seconded the motion and the motion carried. Dick Howe made a motion to nominate Greg Smith as Zoning Administrator. Justin

Lindholm seconded the motion and the motion carried. Teri will relay the nominations to the Selectboard for action at their next meeting scheduled for Monday, February 10, 2025. Members thanked Steve for his service as Zoning Administrator and for his willingness to re-join the MPC. Members also thanked Greg for his service as Acting Zoning Administrator and for his willingness to serve as Zoning Administrator.. Susannah Loffredo will continue her service providing administrative support to the ZA office.

**Zoning Regulations Update:** Fred Bagley reported on the latest work of the subcommittee that is working with the RRPC consultant on the zoning update. At the January MPC meeting a draft map depicting 7 proposed zoning districts was discussed. This represented a reduction in number of the current 13 zoning districts. The subcommittee recommends consolidating the proposed Government Lands and Protected Lands in that draft map into one Protected Lands district, resulting in a further reduction of the 13 current zoning districts to a total of 6 proposed districts. The proposed Protected Lands district would include lands owned by federal, state and local governments; all areas in the Ridgeline District; all lands in the Flood Overlay District; all lands of 2000'+ elevation; and all lands in the current Conservation II District. The subcommittee will continue to discuss details regarding how to address the limited number of properties that straddle more than one zoning district, particularly along Town Line Road and along U.S. Route 4.

The subcommittee will also review a compilation of “short-term rental” provisions that the RRPC consultant has provided for consideration. One question is whether the zoning regulations or a selectboard ordinance is the appropriate vehicle for short-term rental requirements. Other towns which have short-term rental requirements address such topics as: registration; wastewater system capacity; insurance; fire safety; parking; inspections; and on-call management of the properties. Greg will ask for time at the Town Meeting to give a brief overview of the subcommittee’s work and to remind residents of the desire for input at the public hearings that will be held in the Fall before a town vote at the next Town Meeting in March 2026.

The next meeting of the Mendon Planning Commission is scheduled for Tuesday, March 11, 2025 at 5:15 p.m., given the conflict that exists with Town Meeting on the first Monday in March and given the conflict that exists with a Selectboard

meeting on the second Monday in March. The MPC March meeting will be at the Mendon Town Office with a remote GoToMeeting option.

Respectfully submitted,

Teri Corsones