

Mendon Planning Commission Minutes (DRAFT)
July 7, 2025

Present: Justin Lindholm, Fred Bagley, Dick Howe, Sarah Buxton and Teri Corsones were present in person. Zoning Administrator Greg Smith was also present in person. The draft June 16, 2025 minutes were approved as written.

Sachdev Update: Neither Anil Sachdev nor his attorney Frank Urso were present to provide updated information regarding the Econolodge property.

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, 2025 MPC meeting. Given Mr. Sachdev's 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 was continued again until the March 11 MPC meeting. Given his absence at the March 11 MPC meeting, the matter was continued again until the April 7 MPC meeting. Given his absence at the April 7 MPC meeting, the matter was continued again until the May 5 MPC meeting. Given his absence at the May 5 MPC meeting, the matter was continued again until the June 2 MPC meeting. Given his absence at the June 2, 2025 meeting, the matter was continued again until the July 7, 2025 MPC meeting. Given his absence at the July 7, 2025 meeting, the matter will be continued again until the August 4, 2025 MPC meeting.

Zoning Regulations Update: Rutland Regional Planning Commission consultant Logan Solomon was present in person to provide an update on the work he has done on the Mendon Zoning Regulations. Before resuming the review starting with Section 403, Logan clarified that there are four small parcels that are government-owned, but are not included in the proposed "Protected Lands District". Rather, they're included in the respective districts in which each of the four parcels is located. The four parcels include the Mendon Town Office (Village District), Mendon Town Garage (Village District), VTRANS Building

(Commercial District) and VTRANS Garage (Commercial District). Members also discussed whether it was necessary to include the Ridgeline Overlay District given overlap with properties in the Rural District and concluded it would be helpful to keep the Ridgeline Overlay District. Logan repeated that he will provide a draft of the complete zoning regulation review that will underline all new proposed material and strikethrough all material proposed to be deleted. Sarah indicated that she will ask the Selectboard at their next meeting whether the MPC can consult with an attorney regarding zoning re-write issues and other matters. Members had the following comments or questions regarding the following sections of the regulations, working from Logan's June 19, 2025 draft that has been posted on the Town website:

Section 301(a)(6): Whether gas stations will continue to be a prohibited use will be raised at the public hearing, given the concerns there were about safety issues regarding gas stations in years past and the substantial federal and state rules now governing gas stations.

Sections 305 and 306: It was proposed that temporary mobile businesses such as food carts be permitted in residential zones only on a very limited basis such as for a single event and subject to Zoning Administrator approval, and otherwise only permitted in the Village and Commercial Districts for longer periods of operation and subject to site plan approval.

Section 403(a): Regarding the necessity of developments having either frontage on a public road or a deeded easement access to a public road, Logan suggested removing "with the approval of the Planning Commission" from Section 403(a) and substituting "with the approval of the Zoning Administrator". Members agreed with the suggestion.

Sections 405 and 406: No changes.

Section 407: Logan will revise the new proposed last sentence so that it reads in part: "The intent of this provision is to ensure drivers can reasonably see oncoming traffic . . . (etc.)" and will also substitute "roadway" for "street".

Section 408: Logan will revise the beginning of the proposed first sentence to provide: "No grading, cut or fill for driveways or roadways . . ." and will revise the beginning of the proposed second sentence to provide: "Grades greater than 50% are subject to those aspects of site plan approval requirements specific to

grading . . .”. He will also clarify that terracing of gardens should not require a permit.

Section 409: Logan will remove the word “any” from the new proposed second sentence and will capitalize the “T” in Town.

Section 410: Logan will revise the current sentence to provide: “In the event excavation for a structure has begun, but construction of the above-ground structure has not been completed within (timeframe to be determined) of the excavation, suitable safety measures including but not limited to secure fencing shall be required.” This section should be discussed at the public hearing for input regarding the length of time involved and the extent of safety measures.

Sections 411 and 412: No changes.

Section 413: Logan will revise the first part of the first sentence to provide: “A buffer of land not less than fifty (50) feet wide shall be established between hiking trails that are owned or managed by a government entity or a non-profit entity . . . (etc.)”. In Section 413(b)(3), Logan will substitute “required” for “acceptable” due to a change in relevant state law that specifies “required”.

Section 414: Logan indicated that the state has now defined the dimensions of a parking space as 9 feet by 18 feet. This is inconsistent with the present dimensions set forth in the definition section of the Mendon regulations. Logan will make that change in the definition section. Logan provided examples of parking space calculations in proposed Section 414. An option to waive parking requirements for good cause remains. Logan will remove “Residential” from Section 414(d). He will include a waiver option for loading space requirements in Section 414(e).

Section 415: Logan explained that new Section 415 incorporates language from the 25% slope district in the current Section 317(6) Standard 6 for the Ridgeline Overlay District to apply to all driveways and roads. Because this would represent a substantial change, it should be discussed at the public hearing. It should also be discussed with the Mendon Road Commissioner, particularly Section 415(d).

Members will continue the zoning regulation review starting with Section 416 at the next zoning review meeting on July 21, 2025.

Public Comment: Prior to the public comment period Brian Gates entered the meeting room and made profane and vulgar comments that were not limited to agenda topics and that were disruptive to the orderly conduct of the meeting. He

was removed from the meeting. During the public comment portion of the meeting Carol Gates, appearing remotely, indicated that written comments will be submitted.

The next regular meeting of the Mendon Planning Commission is scheduled for Monday, August 4, 2025 at 5:15 p.m. at the Mendon Town Office. The next meeting of the Mendon Planning Commission dedicated to the zoning review work is scheduled for Monday, July 21, 2025 at 5:15 pm at the Mendon Town Office.

Respectfully submitted,

Teri Corsones