

Mendon Planning Commission Minutes

August 4, 2025

Present: Justin Lindholm, Dick Howe, Sarah Buxton and Teri Corsones were present in person. Zoning Administrator Gregg Smith was also present. The draft July 7, 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.

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 MPC meeting, the matter was continued again until the July 7 MPC meeting. Given his absence at the July 7 MPC meeting, the matter was continued again until the August 4 MPC meeting. Given his absence at the August 4 MPC meeting, the matter was continued again until the September 8 MPC meeting.

Given the length of time since Mr. Sachdev has appeared at a meeting, Greg Smith will reach out to Mr. Sachdev to inquire of the status of the project.

Paquette Property Management Change of Use Application: Nicholas Paquette was present in person for the hearing noticed for the application for a change of use for a two-story structure located at 16 Valley View in Mendon. Katie Gomez was also present in person. The structure is currently classified as mixed commercial and residential use and the change requested is for all residential use. The property is located in the Village District.

The relevant Notice of Hearing was published in the Rutland Herald on July 25, 2025. The Notice was posted in three public places in Mendon. Mr. Paquette stated that he mailed a copy of the Notice of Hearing and the requisite adjoining landowner letter via first class mail to the following adjoining landowners at the addresses submitted at the hearing: Jonathan Charles; Vermont Quarries; Green Knoll, LLC; and State of Vermont. None of the adjoining landowners attended the meeting.

Mr. Paquette provided a copy of the application, photographs of the subject property; an overhead view of the property; and a “Building Sketch” of the structure depicting the proposed rooms. Mr. Paquette proposes a one-bedroom apartment and a 3-bedroom apartment for the structure. A residential multi-family use is a permitted use in the Village District.

Parking for both units is located immediately behind the structure. There are at least 8 parking spots in the parking area, which adjoins Valley View. Valley View is a private road that accesses U.S. Route 4. There are 8 Alpine Pipeline ERU’s associated with the property. Each ERU accommodates two bedrooms. There are a total of seven bedrooms at the property, four bedrooms at 16 Valley View and another three bedrooms in a separate structure at 42 Valley View. One well serves both structures.

Members reviewed the Site Plan Review General Standards in Section 503 of the Mendon Zoning Regulations. There is adequate parking and no adverse impacts on adjacent properties from noise, light, odor, water run-off or excess refuse. No changes are anticipated to the current landscaping and screening. The Performance Standards for All Activities in Section 402 are also met. Justin Lindholm made a motion to approve the application for a change of use to residential, subject to the applicant providing written documentation regarding the ERUs associated with the property. Sarah Buxton seconded the motion and the motion carried.

Green Knoll LLC Change of Use Application: Tom Figura was present in person for the hearing noticed for the application for a change of use for a one-story structure located at 10 Chalet Heights located in Mendon. The structure is currently classified as commercial and the change requested is for residential use. The property is located in the Village District. Mr. Figura is a co-owner of the property management company for the property, Sugar House Real Estate, LLC.

The relevant Notice of Hearing was published in the Rutland Herald on July 25, 2025. The Notice was posted in three public places in Mendon. Mr. Figura stated

that he mailed a copy of the Notice of Hearing and the requisite adjoining landowner letter via first class mail to the following adjoining landowners at the addresses submitted at the hearing: Mendon Meadows; Marsha Bruce; Vermont Quarries Corp.; Eloise Suker Estate; and Paquette Property Management. None of the adjoining landowners attended the meeting.

Mr. Figura provided a copy of the application and a site plan of the structure. The application proposes a two-bedroom apartment in the space formerly permitted as a nursery school. A residential one-family use is a permitted use in the Village District.

Parking for the unit is located immediately adjacent to the structure. There are at least 10 parking spots in the parking area that adjoins U.S. Route 4. There is 1 Alpine Pipeline ERU associated with the property. An ERU accommodates two bedrooms.

Members reviewed the Site Plan Review General Standards in Section 503 of the Mendon Zoning Regulations. There is adequate parking and no adverse impacts on adjacent properties from noise, light, odor, water run-off or excess refuse. No changes are anticipated to the current landscaping and screening. The Performance Standards for All Activities in Section 402 are also met. Sarah Buxton made a motion to approve the application for a change of use from commercial to residential, subject to the applicant providing written documentation regarding the ERU associated with the property. Justin Lindholm seconded the motion and the motion carried.

Public Comment: There were no public comments.

The next regular monthly meeting of the Mendon Planning Commission is scheduled for Monday, September 8, 2025 at 5:15 p.m. at the Mendon Town Office, given that the first Monday in September falls on the Labor Day holiday. The next meeting of the Mendon Planning Commission dedicated to the zoning review work is scheduled for Monday, August 18, 2025 at 5:15 pm.

Respectfully submitted,

Teri Corsones