

Mendon Planning Commission Minutes

September 15, 2025

Present: Justin Lindholm, Dick Howe, Fred Bagley and Teri Corsones were present in person. The draft August 18, 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 MPC meeting. Given his absence at the September 15 MPC meeting, the matter was continued again until the October 6, 2025 MPC meeting.

Paquette Property Management Change of Use Application: One of the conditions of the August 4 approval of the Paquette change of use application was for Mr. Paquette to provide written documentation regarding the ERUs associated with the property. Greg Smith learned from Mr. Paquette after the meeting that there are apparently 3 ERUs associated with the Property, versus 8 ERUs that Mr. Paquette referenced at the August 4 meeting and as were reflected in the minutes.

It also remains to be confirmed as to how many bedrooms one ERU can accommodate, versus two bedrooms per one ERU referenced at the August 4 meeting and as were reflected in the minutes. Mr. Paquette is to provide written confirmation of the number of ERUs associated with the property and the number of bedrooms accommodated with one ERU.

Green Knoll LLC Change of Use Application: One of the conditions of the August 4 approval of the Green Knoll LLC change of use application was for Mr. Figura to provide written documentation regarding the ERUs associated with the property. Greg Smith learned from Mr. Figura after the meeting that it is unclear how many ERUs are associated with the property, versus the one ERU that Mr. Figura referenced at the August 4 meeting and as was reflected in the minutes. Mr. Figura is to provide written confirmation of the number of ERUs associated with the property.

Zoning Regulations Update: Members continued their review of the Mendon Zoning Regulations, working from the July 28, 2025 Working Draft that RRPC consultant Logan Solomon had provided.

Section 616. Structures in Sensitive Development Areas. A new subsection was added clarifying that “sensitive development areas” include the Special Flood Hazard Area and the Ridgeline Overlay District. Members noted that there is a formatting issue with Section 616(b)(2)(G) and (H). Justin noted that new flood maps are being developed. Members will ask Logan how the new flood mapping will impact Section 616.

Section 617. Permitted Commercial District Uses in Residential District II. No Changes.

Section 618. Primitive Camps (e.g., Hunting or Seasonal Camps). Members noted that the duration of hunting seasons exceeds the proposed “3 consecutive weeks” occupancy limitation. Public input should be sought about the limitation. Water and septic systems must comply with Wastewater System and Potable Water Supply Rules.

Section 619. Short Term Rentals. Reference to 18 VSA §4301 definition. Permitted use in all districts with ZA approved registration. Registration subject to annual renewal; fee to be determined by selectboard; 2-person per bedroom occupancy limit (children under two not counted); number of bedrooms determined per wastewater permit, lister’s card or Act 250 permit; owner or

designee must be within a 30-minute drive of property, available 24/7 to respond to issues; abutting property owners to be informed in writing of short-term rental operation; must be clean, safe and sanitary; designated short-term parking areas; subject to Mendon Noise Ordinance; hours after 10:30 pm and before 6 am are designated quiet hours; contact information to be posted per 18 VSA §4467; Short Term Rental Safety, Health and Financial Obligation Form per 18 VSA §4468(b) required; various owner requirements per 18 VSA §4468(a); Rental Registration Form contents specified; current short term rentals to comply within 180 days of the effective date of the regulations. Members to ask Logan whether the proposed occupancy limits comport with state law.

Section 620. Solar Arrays. Solar arrays subject to 30 VSA § 248 are exempt. Members suggest that ZBA versus MPC should review arrays not exempt.

Section 621. Duplexes. Based on state law requirements.

Article VII. Sign Regulations- Outdoor Advertising. Per Logan changes based on Reed V. Gilbert.

Section 701. Purpose and Policy. No changes.

Section 702. Definitions. Supplemental sign concept added.

Section 703. Restrictions and Regulations. Members to ask Logan why Subsection 14(A) is proposed to be deleted. They propose adding “faux wood”. A question was raised as to whether a temporary sign regarding a corn maze attraction in Rutland Town is in violation of the temporary sign regulation. “Open flags” changed to “commercial flags”.

Section 704. Removal of signs. No changes.

Section 705. Exclusions. No changes.

Article VIII. Planned Unit Developments. Members to ask Logan for reasoning behind the several proposed changes, and the location of PUDs in Mendon.

Article IX. Municipal Appointments. Nominal changes.

Article X. Zoning Permits.

Section 1002 moved to new Section 111.

Section 1003. Application. Added reference to applicable state permits for wastewater disposal and adequate water supply for a proposed development.

Section 1004. Issuance. No changes.

Section 1005. Effective Date. No changes.

Section 1006. Certificates of Occupancy. Proposal to increase issuance timeframe from ten to twenty-one days.

Public Comments: Brian Gates and Carol Gates appeared remotely. They did not limit their comments to topics on the agenda, but loudly and belligerently referenced matters at a recent select board meeting in a manner that disturbed and disrupted the orderly conduct of the meeting, including the utterance of profanities. They were muted after refusing to adhere to the Town of Mendon Rules of Conduct and Procedure at Public Meetings.

The next regular monthly meeting of the Mendon Planning Commission is scheduled for Monday, October 6, 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, September 29, 2025 at 5:15 pm.

Respectfully submitted,

Teri Corsones