

Mendon Planning Commission Minutes November 3, 2025

Present: Justin Lindholm, Dick Howe, Sarah Buxton and Teri Corsones were present in person. Fred Bagley was present via the GoToMeeting platform. Zoning Administrator Greg Smith was also present. The draft October 27, 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. Given his absence at the October 6, 2025 meeting, the matter was continued again until the November 3, 2025 meeting. Given his absence at the November 3, 2025 meeting, the matter was continued again until the December 1, 2025 meeting.

Hughes Subdivision Permit Application: Douglas Hughes connected by telephone for the hearing noticed for his application to subdivide a 14.8+/- lot located at 435 South Mendon Road into two lots, Lot 1 comprising 5.4 +/- acres

and Lot 2 comprising 9.4 +/- acres. John Lapre of Spencer and Lapre, LLP was present in person to answer questions about the application.

The relevant Notice of Hearing was published in the Rutland Herald on October 14, 2025. The Notice was also posted in three public places in Mendon. Mr. Lapre stated that a copy of the Notice of Hearing and the requisite adjoining landowner letter was mailed first class mail to the following adjoining landowners at the addresses submitted at the hearing: Larry and Wanda Courcelle; Jo Ann O'Hagen Trust; Jonathan Lazarus; Joan Lazzaro, Trustee; Peter Oswald and Mary Byrne; John and Mary Rizk; Barbara Senecal and Clayton and Marga Senecal; Steven Duboff Trust; Gregory and Lisa Thayer; and Topridge at Mendon Condo. The following adjoining landowners attended the meeting in person: John Rizk; Larry and Wanda Courcelle; Mary Byrne; Peter Oswald; Jo Ann O'Hagen and Gregory Thayer. Adjoining landowners Barbara Senecal and Marga Senecal attended via the GoToMeeting platform.

Mr. Lapre provided a copy of survey map entitled "Lands of Douglas Hughes Mendon Ridge Subdivision" dated June 18, 2025 prepared by Spencer & Lapre LLP, which depicts the two lots proposed to be subdivided. Lot 1 comprises 5.4 acres +/- and is improved with an existing 3-bedroom single family home. Lot 2 comprises 9.4 acres +/- and is unimproved. Mr. Thayer indicated that he and his wife have contracted to purchase Lot 2 as a buffer to preserve views for the home that they recently constructed on a parcel to the immediate east of Lot 2. They do not intend to develop Lot 2. The Thayer access to South Mendon Road is over a 40' right of way that passes through Lot 2. A narrative description of the right of way was provided at the hearing.

Mr. Lapre also provided a copy of Wastewater System and Potable Water Supply Permit WW-1-3664-1 dated June 5, 2025. The permit approved the onsite potable water supply wastewater disposal and a newly designated replacement area for Lot 1. Lot 2 is subject to deferral restrictions that prohibit the construction or erection of any structure or building on Lot 2 that will require the installation or connection to a potable water supply or wastewater system without first obtaining the necessary permits.

Section 202(1) of the Mendon Subdivision Regulations provides that the creation of four or fewer lots is classified as a minor subdivision, taking into consideration how many lots were created during the seven years prior to the date of the subdivision application. Because the proposed subdivision results in two lots and

one other subdivision took place during the past seven years, for a total of three lots, the subdivision is considered a minor subdivision.

The vast majority of Lot 1 is in the Residential One District, which requires a one-acre minimum lot size. The vast majority of Lot 2 is in the Wheelerville District, which requires a five-acre minimum lot size. The minimum lot size requirements are met.

Members reviewed the Subdivision and Final Plat Submission Requirements in Section 400 of the Mendon Subdivision Regulations. The application meets the requirements of Section 400(A) for application information. The survey plat meets the requirements of Section 400(B) for plat requirements. Given the deferral restrictions in WW-1-3664-1 and stated plans to not develop Lot 2, the proposed subdivision meets the General Requirements and Design Standards in Article 5.

A deed description must be provided in order for a subdivision permit application to be approved. Mr. Thayer indicated that a deed description will be provided shortly. The deed description will need to reference the right of way benefitting the Thayer property to the east, and will need to reference WW-1-3664-1 and any and all restrictions affecting Lots 1 and 2.

The adjoining landowners present in person and virtually had the opportunity to ask questions of Mr. Lapre, Mr. Hughes and Mr. Thayer regarding the application. None voiced any objection to the application.

Sarah Buxton made a motion to approve the application subject to the applicant providing a deed description of the proposed lots, including a reference to the right of way on Lot 2 benefitting the property to the east, and including a reference to WW-1- 3664-1 and the deferral restrictions impacting Lot 2. Dick Howe seconded the motion and the motion carried.

Zoning Regulations Update: The Mendon Planning Commission public hearing has been noticed for Saturday, November 15 from 9 am – 12 noon at the Mendon Town Office. Greg provided a sample “Mendon Short-Term Rental Registration Form” and a sample “Mendon Short Term Rental Property Certification by Owner” form for review at the public hearing. Teri will provide a draft summary of highlights of the proposed amendments, including the topic areas noted during previous meetings where public input would be especially helpful

Public Comment: There was no public comment.

The next regular meeting of the Mendon Planning Commission is scheduled for Monday, December 1, 2025 at 5:15 p.m. at the Mendon Town Office. The Mendon Planning Commission public hearing dedicated to the proposed zoning amendments is scheduled for Saturday, November 15, 2025 at 9:00 am at the Mendon Town Office.

Respectfully submitted,

Teri Corsones