

Mendon Planning Commission Minutes

October 6, 2025

Present: Justin Lindholm, Dick Howe, Fred Bagley, Sarah Buxton and Teri Corsones were present in person. Mendon Zoning Administrator Greg Smith was also present in person. The draft September 29, 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 MPC meeting.

Zoning Regulations Update: RRPC Consultant Logan Solomon participated remotely. Members continued their review of the Mendon Zoning Regulations, working from a September 29, 2025 Working Draft that RRPC Logan provided prior to the meeting. They discussed the following sections:

Section 606. Temporary Uses and Structures. Logan added new subsection (b) and included a definition of “mobile business from cars, trucks, trailers or retail stands” per the discussion at the August 18 MPC meeting. The word “accessory” was changed to “incidental” in the last sentence, for more precision and consistency.

Section 619. Short Term Rentals. Regarding the inspection reports referenced in (h)(2)(vii), Sarah is uncertain whether the Department of Fire & Safety has the capacity to provide inspection reports. She will inquire whether any public agencies have inspection oversight since short term rentals are not considered public buildings. We might otherwise include a requirement that the owner attest in an affidavit or certify that they have met relevant state safety regulations, similar to what the Town of Warren requires in section 5(b) of its short-term rental ordinance. It links to a document entitled “Fire Safety Considerations for Short Term Rentals” dated April 2022. Greg will prepare a sample of what an owner would need to provide per proposed Section 619 and a draft “Town of Mendon Short-Term Rental Registration Form” for review.

Regarding (h)(2)(v) and proof of a liability insurance policy, it’s unclear whether an insurance company would agree to a provision that absolves the Town of Mendon and its agents of any and all liability. That phrase will be struck. Section 107 of the Mendon Zoning Regulations provides that the regulations “shall not create liability on the part of the Town of Mendon or any town official or employee thereof resulting from reliance on these regulations”.

The Section 619 approach would replace a site plan review process for short term rentals. “Short Term Rental” is defined in the Definition Section, based on the state definition. Logan will also re-state the definition in Section 619.

Section 618. Primitive Camps. The regulations exempt primitive camps from zoning regulations, including short term rental requirements. A structure would need to meet the definition of a primitive camp to be exempt, which definition is very specific.

Definitions Section. A “Common Open Space” definition was added to clarify the use of the term in Section 613. The “Recreational Facility” definition will be revised to provide: “A recreational land use open to the public. A recreational land use on private property not open to the public is not considered a recreational facility”. It was recommended to refer to “Zoning Administrator” throughout the regulations (including Section 901) versus references to “Administrative Officer”,

to avoid confusion. 24 VSA 4448 refers to the specific duties of a Zoning Administrator.

Logan will prepare a final version of the draft that will show all new material underlined and deleted material with strikethroughs, with any comments deleted. Sarah described the new “text.gov” option for residents to receive alerts, including notices of public hearings.

Logan will provide a draft notice, timeline, checklist of who is entitled to notice, and what needs to be provided statutorily. We will need to provide a “Statement of Purpose” and a link to where the proposed amendments can be accessed. It would be helpful if persons unable to attend also have the option to submit written comments for consideration. Sarah will check with Jesse as to what email address could be used. Teri suggested preparing an executive summary of the major areas covered during the MPC review to highlight them for residents’ awareness. The major areas include: the reduction of the number of zoning districts; short-term rentals; driveway standards; mobile businesses; solar arrays; duplexes; and primitive camps.

Members discussed Saturday, November 15 as the date of the MPC public hearing, from 9 am – 12 noon. Logan will confirm his availability and the Town will check as to the availability of a deputy sheriff.

The next zoning review meeting will be on Tuesday, October 28 at 5:15 pm. [This date was later changed to Monday, October 27 given a conflict on October 28.]

Public Comments: There were no public comments.

The next regular monthly meeting of the Mendon Planning Commission is scheduled for Monday, November 3, 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, October 27, 2025 at 5:15 pm.

Respectfully submitted,

Teri Corsones