

**Mendon Planning Commission Minutes**  
**April 6, 2026**

**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 March 10, 2026 minutes were approved with no changes.

**Boyden Subdivision Permit Application:** Brian Boyden submitted an application to subdivide a 19.94+/- acre lot located at Old Stockbridge Path into two lots, Lot 1 comprising 5.34 +/- acres and Lot 2 comprising 14.60 +/- acres. Mr. Boyden was not present at the hearing but submitted a written authorization to allow Shane Clark to speak on his behalf regarding the application.

The relevant Notice of Hearing was published in the Rutland Herald on March 17, 2026. The Notice was also posted in three public places in Mendon. Mr. Clark stated that a copy of the Notice of Hearing and the requisite adjoining landowner letter were mailed first class mail on March 27, 2026 to the following adjoining landowners at the addresses submitted at the hearing: Pico Del Cielo, LLC; Michael Khilkin and Juliana Secches; Andrew and Shannon Weinberg; Brent Woodward; Aaron Hayes; and John Dolzadelli. Mr. Khilkin, Ms. Secches and Mr. Dolzadelli attended the hearing in person.

Mr. Clark provided a copy of survey map entitled “Subdivision Plan Prepared for Boyden Gimel, LLC Old Stockbridge Path, Mendon VT” dated December 11, 2025 and prepared by TruLine Land Surveyors, Inc., which survey map depicts the two undeveloped lots proposed to be subdivided. The first lot is identified as Lot 3A and comprises 5.34 +/- acres. The second lot is identified as Lot 3B and comprises 14.60 +/- acres. Mr. Clark indicated that Mr. Boyden has no immediate plans for developing the lots but may in the future develop one of the lots for his own use and sell the other. Lot 3A fronts the Old Stockbridge Path, a private road that accesses U.S. Route 4. An existing 30’wide driveway begins on the Old Stockbridge Path and passes through the Khilkin and Secches property to the north before passing through Lot 3A to Lot 3B.

Mr. Clark also provided a copy of Wastewater System and Potable Water Supply Permit WW-1-3663 dated November 30, 2022. The permit approved the construction of a single-family residence and an accessory dwelling unit, each to

be served by individual potable water and wastewater disposal systems. The approved inground trenched wastewater disposal systems were identified in the permit as “sized at 150 percent”.

Mr. Clark also provided a copy of Wastewater System and Potable Water Supply Permit WW-1-3663-1 dated February 4, 2026. The Permit approved the subdivision of the lot that was the subject of WW-1-3663 and approved two separate residential living units with the same onsite potable water supply and wastewater disposal systems as had been approved in WW-1-3663. Both permits include several requirements.

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 no other subdivision took place during the past seven years, the subdivision is considered a minor subdivision.

The subject property is located in the Village, Residential One and Wheelerville Zoning Districts. The proposed subdivision meets the minimum lot size for all three districts.

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.

A deed description must be provided for each proposed lot in order for a subdivision permit application to be approved. The deed descriptions will need to reference a right of way for ingress and egress as well as for utilities and describe the origin of the right of way that ultimately provides access to a public right of way. The deed description for Lot 3A will need to reference that it is subject to the right of way benefitting Lot 3B and the deed description for Lot 3B will need to reference that it is benefitted by the right of way passing through Lot 3A. Both deeds will need to reference WW-1-3663 and WW-1-3663-1 and that the lots are subject to any and all provisions in each permit.

Mr. Khilkin and Ms. Secches noted issues that have impacted the Old Stockbridge Path private roadway over the years. They believe that recent development has adversely impacted the integrity of the roadway and inquired when the Town

would assume responsibility for the road. Mr. Smith explained the general process involved when a request is made for the Town to take over a road, including the requirement that a private road must be upgraded to meet Town of Mendon road standards before the Town will consider taking over a private road.

Mr. Dolzadelli shared that he and several other property owners in the area have been meeting to discuss ways to address some of the issues raised by Mr. Khilkin and Ms. Secches. He invited them to join the discussion and anticipates that improvements will be made to the road.

Sarah Buxton made a motion to approve the application subject to the applicant providing a deed description for each of the proposed lots, including a right of way for ingress and egress and for utilities passing through the property to the north and benefitting both proposed lots, and including a reference to WW-1- 3663 and WW-1-3663-1 and the requirements therein. Fred Bagley seconded the motion and the motion carried.

**Sachdev Update –Econolodge:** At the November 13, 2024 MPC meeting Mr. Anil 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, 2024 MPC meeting. Mr. Sachdev has not appeared at any MPC meetings since then. He contacted Zoning Administrator Greg Smith recently to indicate that he has addressed a number of the issues that were raised during the many months that Mr. Sachdev appeared at MPC meetings regarding the Econolodge property located at 4293 U.S. Route 4 in Mendon.

Mr. Sachdev appeared at the hearing in person. Karim Chapman also appeared in person. Following is a listing of the information that Mr. Sachdev provided at the hearing, in the order referenced in a “Summary of Existing Conditions, Construction and Improvements for 4293 US 4” that Mr. Sachdev provided at the hearing.

1. ANR Sanitary Survey Letter. Mr. Sachdev provided an Agency of Natural Resources “Permit to Operate for Econo Lodge - Mendon, a Public Transient Non-Community Water System in Mendon, VT, WSID# VT004262”, dated April 6, 2026. The Permit references the June 14, 2024 Sanitary Survey Letter that listed a number of deficiencies. The Permit provides that the Water System is now in compliance with the Rule and does not constitute a public health hazard or a significant public health risk. The Permit authorizes a maximum of 112 lodging

spaces. Mr. Sachdev indicated that the property has 35 rooms with two persons per room for a total of 70 persons at capacity. The Permit provides that it may be appealed to the Environmental Division of the Vermont Superior Court within 30 days of the date the final Permit is posted to the Environmental Notice Bulletin in accordance with 10 VSA Chapter 220.

2. Site Plan Map. Mr. Sachdev indicated that he will provide a site plan map addressing all factors detailed in Article V of the Mendon Zoning Regulations regarding site plan review.

3. Water and Wastewater Permit from ANR. Mr. Sachdev provided a copy of an email from Meredith Maskell dated April 22, 2025 indicating that the Boil Water Notice in effect since June 2024 had been lifted. He also provided copies of several test results dated March 2026 for property located at 4293 US Route 4 but identified as “Budget Host Inn”. Mr. Sachdev indicated that the name of the business will be Econo Lodge and not Budget Host Inn. Mr. Sachdev also provided an email dated April 2, 2026 from Frank Heald stating that the 14 ERU’s reflected in an Alpine Pipeline Company Pipeline Access Agreement Summary are sufficient for 35 bedrooms. The Agreement referred to specifies that the property will be utilized as a “hotel/Motel” and that it has 32 bedrooms and 64 pillows. This is inconsistent with the representation made that the business has 35 rooms with 70 occupants. The Agreement is dated February 1, 2024.

4. Parking. Mr. Sachdev represented that the parking lot was paved in October 2025 with 39 striped parking spots, two of which are ADA compliant, two of which are for employees, and two of which are for loading/unloading.

5. Snow Plowing. Mr. Sachdev provided a copy of a contract with Intrinsic Property Services for snow plowing for the 2026/2027 winter.

6. Landscaping. Mr. Sachdev provided a copy of a contract with Intrinsic Property Services for mowing for the summer of 2026.

7. Propane Tank. Mr. Sachdev provided a propane tank inspection report from Irving Oil dated March 31, 2026.

8. Pool Water. Mr. Sachdev indicated that they do not intend to offer the pool for guest use at this time and that he will contact a licensed company to drain the water from the pool before the business opens.

9. Rutland City Fire Letter. Mr. Sachdev indicated that “Letter was accepted in August or September”. In reality, the Rutland City Fire Department has indicated that it no longer provides letters confirming the ability to respond to fire calls at specific locations.

10. Noise Level. Mr. Sachdev provided a statement from Rakesh Sachdev certifying that “we will abide by Mendon noise ordinance”. Members indicated that signage specifying the terms of the Mendon Noise Ordinance should be posted in the common rooms and a notice regarding the terms of the Mendon Noise Ordinance should be included in every guest room.

11. Signage. Mr. Sachdev indicated that Awesome Graphics has been hired to construct a sign that complies with the State of Vermont Highway Sign Ordinance. He will need to apply for a sign permit through the Zoning Administrator.

12. The Bus. Mr. Sachdev provided a copy of an email dated April 3, 2026 from Ron Euber, Operations Manager at The Bus to Rakesh Sachdev, stating that Mr. Euber is satisfied that the location is a safe area for public transportation to utilize.

Mr. Sachdev provided a Division of Fire Safety specification of conditions dated January 29, 2024, an Electrical Work Notice dated May 21, 2025, an undated and unsigned Plumbers Work Notice showing the date a fee was paid as 4-1-26, and a Fire Inspection Results sheet dated April 3, 2026 that indicated that violations from an inspection that was conducted on March 25, 2026 had been completed. (It is presumed that the intent was to indicate that corrections of the violations had been completed.) The document noted: “At this time the building is classified as an Existing HOTEL, If the building is used as any other purpose such as long-term accommodations then a change of use will be required and the building may be subject to a full sprinkler system.” It also noted that the pool shall not be used until inspected by a Vermont electrical inspector.

Mr. Sachdev was asked whether his earlier statements that he shall not participate in any hotel voucher programs allowing longer stays than for the typical hotel overnight to several night stays remained in effect and he confirmed that the statements remain in effect.

Mr. Sachdev also provided a Vermont Department of Health License to Operate dated April 6, 2026 that specifies a capacity of 112. It also provides that the establishment name is “Budget Host Inn” and the location is 4293 U.S. Route 4,

Rutland VT 05701. Mr. Sachdev indicated that he would obtain a corrected license.

Mr. Sachdev obtained site plan approval from the Mendon Planning Commission on September 9, 2024, conditioned on his addressing numerous issues raised during the many hearings held regarding the project. Based on the information provided at the April 6, 2026 hearing, many of the conditions have been addressed with several matters noted above remaining to be addressed, including; provision of a site plan map detailing all factors from Article V (Site Plan and Conditional Use Review); incorrect Budget Host Inn references in the test results and in the Department of Health license; discrepancy in the number of rooms and beds specified in the ANR documentation versus the Alpine Pipeline documentation; and provision of signage and notices in each room specifying terms of the Mendon Noise Ordinance.

Members made special note of the condition in the Division of Fire Safety Fire Inspection Results document that if the property is used for any purpose other than a standard hotel, including for long-term accommodations, a change of use will be required and the building may be subject to a full sprinkler system. Mr. Sachdev indicated that he is also aware that a Certificate of Occupancy from the Mendon Zoning Administrator is required before he can commence operation.

**Public Comment:** There were no public comments.

The next regular meeting of the Mendon Planning Commission is scheduled for Monday, May 4, 2026 at 5:15 pm at the Mendon Town Office.

Respectfully submitted,

Teri Corsones