

Mendon Planning Commission Minutes (DRAFT)
September 9, 2024

Present: Justin Lindholm, Fred Bagley, Dick Howe, Sarah Buxton and Teri Corsones were present in person. Dennis O’Connell participated via the GoToMeeting platform. Zoning Administrator Steve Ellerin was also present. The draft August 19, 2024 minutes were approved with no changes.

Sachdev Site Plan Approval Application: Anil Sachdev appeared with his attorney Frank Urso for a continuation of the August 19 hearing on Mr. Sachdev’s application for site plan approval. Also present in person were Scott Carmichael and Gordon Dritschilo. Also present via the GoToMeeting platform was Jodi Manning.

Members reviewed matters referenced at the August 19 hearing. Mr. Urso provided an email dated September 9, 2024 from Meredith Maskell at the Agency of Natural Resources approving another extension on the requirement originally set forth in her Sanitary Survey Letter dated June 14, 2024, for Mr. Sachdev to respond in writing to the sanitary deficiencies noted in the Letter. The new deadline is October 9, 2024. Ms. Maskell listed what needs to be addressed in Mr. Sachdev’s written response, including: completing the signature page for the Permit to Operate Application; addressing the storage tank finish height deficiency; addressing the storage tank inspection deficiency; replacing the well cap; completing the Coliform Sampling Plan; and addressing the Source Water Quality testing requirements. Mr. Sachdev is to report on the status of the written response at the next MPC hearing on October 7, 2024.

Mr. Sachdev was to provide the name of a paving company and timeline for the company to complete the paving work that is to include parking space and traffic flow markings. He indicated that he has yet to retain a paving company but intends to retain one to complete the paving and marking work before winter. He also indicated that he is in discussions with Choice Hotels for an Econolodge franchise, and that Choice Hotels requires the parking lot to be paved before the hotel can open for business. Mr. Sachdev indicates that he does not intend to operate his business unless he is a franchisee.

The MPC had requested information about temporary parking signage at the last MPC hearing in the event the paving work is not completed before winter. Mr. Sachdev provided information regarding temporary reflective markings for parking spaces and traffic flow with a paving marking system called “EasySpots” which can be inserted into gravel. Members noted that if the franchisor requires the parking lot to be paved before the business can open then the temporary markings will not be needed.

Mr. Sachdev provided images of the two handicap parking spaces, including a brick paver landing path in between. He indicated that when the parking lot is paved, the paving will be at the level of the paver. He indicated the same plan for the approximate 30’ brick paver located in the car port in the front of the building.

Mr. Sachdev provided an updated site plan entitled “Proposed Parking Plan” dated August 27, 2024, which included the location of the approximately 75’ long driveway to the point where it intersects U.S. Route 4. He hand-wrote in a “North” directional arrow and the dumpster locations and struck through a reference to “per Town of Clifton Requirements” on the plan. He also hand-wrote in a “P” next to thirteen light post markings on the plan, to denote “Proposed” light posts. He hand-wrote in an “E” next to nine light post markings on the plan, to denote “Existing” light posts. The proposed light posts are to be 10’ high with LED 80 watt floodlights mounted at the top and angled at 45 degrees. The existing light posts are 8’ high with LED 60 watt lights. Two light posts at the driveway entrance are 9’ high and will have 53 watt Post Top Area Light Fixtures mounted at the top. Two 25’ high street light posts are located in the northeast corner of the parking lot and to the rear of the building near the loading zone, each with 250 watt light fixtures at the top.

Mr. Sachdev has not yet determined the size or location of an entrance sign and lighting associated with the sign. He will verify with the Agency of Transportation what the applicable setback requirements are for signage on Route 4. Steve Ellerin indicated that Mr. Sachdev will also need to apply to the town for a sign permit.

Mr. Sachdev was to have contacted the Rutland City Department of Public Works to confirm an acceptable salt/sand mixture for the snow removal process, so as to not adversely impact the Rutland City Watershed. Mr. Sachdev has not yet done so but indicated that he will before the next MPC hearing.

Teri Corsones reported that she had contacted the Bus and learned that the Bus operates daily with designated stops along Route 4. It is up to the driver's discretion as to whether it is safe to otherwise pick up or drop off passengers at other locations. If requested, Bus officials will review a location to determine if it is safe to pick up or drop off passengers, and whether a pull-off area is feasible. Mr. Sachdev will contact the Bus to ask for such a review.

Mr. Urso provided a letter dated August 8, 2024 from AOT Permitting Services Supervisor Theresa Gilman to Mr. Sachdev, on Agency of Transportation letterhead, to satisfy the 24 VSA 4416 requirements.

The items that remain for follow-up include Mr. Sachdev contacting the Rutland City DPW to confirm the allowed salt/sand mixture for snow removal; contacting the AOT to confirm setback requirements for signage along U.S. Route 4; contacting the Bus to request a safety review for the entrance area; and identifying the paving company and a paving timeline.

Mr. Sachdev inquired about a site plan approval with conditions. Members responded that if site plan approval is granted with conditions, a certificate of occupancy issued by the Mendon Zoning Administrator would still be required under Mendon Zoning Regulation Section 1006 before the property could be lawfully used or occupied. Section 1006 requires all necessary state and local permits, including water and/or wastewater permits from the Agency of Natural Resources. Mr. Ellerin noted the current sanitary deficiencies listed in the ANR Sample Survey Letter. He also noted that the Division of Fire Safety has yet to approve the project.

Mr. Sachdev will report at the next MPC meeting regarding the status of the ANR Sample Survey Letter requirements and the status of the Division of Fire Safety approval.

Fred Bagley moved to approve the application for site plan approval subject to the conditions above including Mr. Sachdev contacting the Rutland City DPW to confirm the allowed salt/sand mixture for snow removal; contacting the AOT to confirm setback requirements for signage along U.S. Route 4; contacting the Bus to request a safety review for the entrance area; and identifying the paving company and a paving timeline. All conditions otherwise stated in the July 8, 2024, August 19, 2024 and the September 9, 2024 MPC minutes relevant to the application remain in effect. Dennis O'Connell seconded the motion and the motion carried.

The next regular meeting of the Mendon Planning Commission is scheduled for Monday, October 7, 2024 at 5:15 p.m. at the Mendon Town Office.

Respectfully submitted,

Teri Corsones