

Planning Commission
Town of Sunderland, Vermont

October 26, 2016

A meeting of the Planning Commission (Commission) of the Town of Sunderland (Town) was held on Wednesday, October 26, 2016, at the Sunderland Town Offices pursuant to the Warning fixing the time and place of the meeting.

The members present in person were Ed Bove, Lily Van Haverbeke and Scott York.

Mr. Bove, Chair of the Commission, called the meeting to order at 6:30 p.m. Ms. Van Haverbeke recorded the minutes of the meeting.

The first order of business to come before the Commission was the approval of the draft minutes of the September 21, 2016 meeting of the Commission. Upon motion made by Mr. York, seconded by Mr. Bove, the minutes were unanimously approved.

The next item on the agenda was the discussion of the new Vermont Energy Siting Standards and requirements for Town Plans. Mr. Bove noted that the Vermont Public Service Board has issued its draft energy planning determination standards and recommendations for public comment. The draft standards outline the contents that a municipal plan must have to obtain certification by the state Public Service Board to receive substantial deference in energy siting review. The standards are now in the public comment period and, to date, comments weigh on the side that the data requirements are onerous for towns. He further stated that towns may be able to use the data contained in regional planning commission energy policy plans. He also stated that the Bennington County Regional Commission (BCRC) has obtained money to assist towns in developing their own energy plans and that he will speak to Jim Sullivan to let him know that Sunderland is interested in working with the BCRC on the Sunderland energy plan.

The next item of business was a review of the Commission files. Ms. Van Haverbeke noted that the Commission should maintain a chronological file of all issued Findings of Fact and the Commission will institute this procedure. A physical review of the files was tabled until the next meeting.

The next item of business was new business and Ms. Van Haverbeke noted that she expected David Mooney, representative of Hill Farm Inn, to file a permit application for an addition to Hill Farm Inn and relocation of the swimming pool. The Commission determined to set a public hearing for this application at its next meeting on Wednesday, November 30, 2016 and Ms. Van Haverbeke will contact Mr. Mooney to coordinate the public hearing.

There being no old business to address, the Commission then discussed zoning permits and activities since the Commission's September meeting. Ms. Van Haverbeke noted the only permits issued since the last meeting were the Moo Canoe LLC and Ondawa LLC permits for reconstruction of the former Battenkill Canoe building and renovations to the former Battenkill

Inn. The Commission also discussed the need to standardize zoning files and the need to institute a zoning permit log.

The next item of business was the work session on updating the Town Zoning Bylaws. The Commission reviewed the draft update provided by Mr. Bove and discussed options for the "Frontage and Access" and "Uses Exempt from Permitting" sections and the eventual format of the updated Bylaws. The Commission also discussed the addition of provisions now allowed under the new Vermont Required Agricultural Practices Act.

The next item of business was the discussion of a personnel matter. Mr. Bove moved to go into executive session at 7:15 p.m., seconded by Ms. Van Haverbeke. The Commission then came out of executive session at 7:25 p.m.

There being no further business to come before the Commission, and upon motion duly made and seconded, the meeting was adjourned at 7:25 p.m.

Respectfully submitted,
/s/ Lily Van Haverbeke
Lily Van Haverbeke