

DRAFT

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Planning Commission
Town of Sunderland, Vermont

November 30, 2016

A meeting of the Planning Commission (Commission) of the Town of Sunderland (Town) was held on Wednesday, November 30, 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. Member Scott York was present via telephone. A quorum was declared present for the meeting.

Also present at the meeting were Maria Jones and Missy Bell Johnson. David Mooney, representing Hill Farm Properties LLC, arrived after the start of the meeting.

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 reordering the agenda of the meeting to hold the public hearing on the Hill Farm Properties LLC proposals after the arrival of Mr. Mooney. Ms. Van Haverbeke made a motion to adjust the agenda, Mr. York seconded and all members approved.

The next item of business to come before the Commission was the approval of the draft minutes of the October 26, 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 executive session for personnel matters. Upon motion made by Ms. Van Haverbeke and seconded by Mr. York, the Commission unanimously resolved to enter executive session at 6:35 p.m. and ended the executive session at 6:45 p.m. Ms. Van Haverbeke then made a motion to recommend Missy Bell Johnson to the Sunderland Selectboard for the position of Sunderland Zoning Administrator. Mr. York seconded the motion and the Commission unanimously resolved to recommend Ms. Bell Johnson to the Selectboard for the Zoning Administrator position.

The next item on the agenda was a discussion of the new Vermont Energy Development Improvement Act (Act 174). Mr. Bove explained that towns that have incorporated energy planning into their Town Plans and received approval of their plan from either their regional planning commission or the state Public Service Board (PSB) will receive "substantial deference" to their town plans during a PSB review process. The Bennington County Regional Commission (BCRC) has agreed to assist Sunderland in updating our Town Plan to incorporate energy planning. He further stated that new information is still be developed and disseminated by the state on modeling information to use for energy planning. Ms. Van Haverbeke then

reviewed the potential heating and solar generating sites in Sunderland included in the BCRC draft energy plan.

Mr. Mooney then arrived at the meeting and, upon motion made and seconded, the Commission unanimously resolved to enter the public hearing on the Hill Farm Properties LLC proposals to amend its approved site plan. Mr. Mooney reviewed the proposed site plan submitted to the town and explained the the applicant wished to add a 12 feet by 20 feet, 6 inches, one-story addition to the Hill Farm Inn building along with an 18 feet by 8 feet, 6 inches, addition to the porch to wrap the porch around the building and connect it to the front porch. In addition, the applicant wishes to relocate the site of the proposed in-ground swimming pool to the southerly side of the Inn building, in place of the previously proposed spa building, which will be eliminated. The addition will contain a bathroom and exercise equipment. The pool will be 16 feet by 40 feet, range in depth from 3 feet, 6 inches, to 7 feet, will not have a diving board and will be surrounded by a fence. Mr. Mooney noted that a sodium system will be used to treat the pool water and chemicals would not be used. He also noted lot coverage will be 4.6% after the construction of these improvements. After Mr. Mooney's presentation, and after motion made and seconded, the Commission unanimously resolved to close the public hearing.

The next item on the agenda was a review of the Planning Commission files. Upon motion made and seconded, the Commission resolved to defer this item to the January meeting of the Commission.

The next item on the agenda was new business. Ms. Van Haverbeke noted that Sunderland should have two members on the BCRC board. After discussion, it was determined to speak to Jim Sullivan about appointment of Sunderland representatives.

There being no old business to discuss, the Commission then reviewed zoning permits and activities since the October meeting of the Commission. Ms. Van Haverbeke noted that the only zoning application received since the last meeting was the Hill Farm Properties LLC application that was the subject of the public hearing.

The next item of business was the work session on the zoning bylaw update. Mr. Bove presented the Commission with a new draft for review and comment.

The next item of business was the deliberative session on the Hill Farm Properties LLC public hearing. After motion made and seconded, the Commission unanimously resolved to enter deliberative session at 7:30 p.m. and resolved to come out of deliberative session at 7:55 p.m. The Commission then determined to issue its Findings of Facts and Conclusions of law within 45 days of the public hearing.

Ms. Van Haverbeke then noted that the Commission would not hold a meeting in December and that the next meeting of the Commission would be on Wednesday, January, 25, 2017 at 6:30 p.m. at the Town Offices.

There being no further business to come before the Commission, and upon motion duly made and seconded, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Lily Van Haverbeke