

Planning Commission Town of Sunderland, Vermont June 22, 2017

A meeting of the Planning Commission (Commission) of the Town of Sunderland (Town) was held on Wednesday, June 22, 2017. The meeting began at a site visit of 6366 Rt. 7A, Sunflower Farm (formerly Basketville) a property owned by Blue Heron Holdings, LLC. The site visit began pursuant to the Warning fixing the time and place of the meeting. Those present were: Planning Commission members: Ed Bove, Tucker Kimball and Scott Magrath; Zoning Administrator, Missy Bell-Johnson and Applicants: Karen Walla and Jason Walla. Ms. Walla provided a tour of the interior of the building and the parking area and questions were answered.

The site visit adjourned at 5:30 in order to change location to the Town of Sunderland Office. Mr. Bove, Chair of the Commission, called the Regular Meeting to order at 6:00 pm. Ms. Bell-Johnson recorded the minutes of the meeting. Attendees were as mentioned above.

The first order of business to come before the Commission was the approval of the agenda and all voted in favor. A hard copy of the draft minutes for the meeting of May 24, 2017 was not available and this item was continued for the next Regular Meeting of the Commission to be held on July 26, 2017.

A motion was made by Mr. Kimball to open the continued Public Hearing for a Change of Use at 6366 Route 7A (former Basketville), located in the Rural Commercial District. Mr. Magrath seconded the motion and so moved. The Commission reviewed the application and updated site plan under Sections: 2.12, 3.61 and 4.12 of the Bylaws. Mr. Bove mentioned the area is not in a flood hazard zone so review under that section the Bylaws was not necessary. Ms. Walla answered concerns voiced by the Commission in regard to Vtrans approval. Ms. Walla then excused herself from the room. At 6:39 pm the Commission voted to approve the plan for 6366 Rt. 7A, Sunflower Farm as presented.

As no members of the public were present for comment, Mr. Kimball motioned to close the Public Hearing and resume the Regular Meeting at 6:35 pm. Mr. Magrath seconded the motion and so voted.

The next item on the agenda was the Zoning Administrator's Update. There was no written report presented. Three permits were issued since the last meeting, and one formal letter of zoning violation and one formal letter of junk ordinance violation were sent. There are a couple of incomplete applications pending along with a potential new construction near Chiselville,. Mr. Bove provided information to the Commission on a matter on Kelley Stand Road and mentioned that Moo Canoe received their 1111 Application from Vtrans.

Ms. Catherine Bryars of the BCRC joined the meeting at 6:35 pm. Mr. Bove and Ms. Bryars brought the new Commission members up-to-date regarding the Sunderland Energy Plan. Ms. Bryars provided some new information on continuing efforts to finalize the plan and passed out documents to the Commission members.

As there was no further business, Mr. Magrath motioned to close the meeting. Mr. Kimball second the motion and all voted in favor. The meeting ended at 7:16 pm.