

**Planning Commission Town of Sunderland, Vermont September 27, 2017**

A meeting of the Planning Commission (Commission) of the Town of Sunderland (Town) was held on Wednesday, September 27, 2017, 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, Tucker Kimball, Scott Magrath, and Lewis Hebert constituting a quorum of the Commission. Also present at the meeting was Missy Bell-Johnson, Zoning Administrator.

Members of the public in attendance were: Jon Bocker-Campbell, Mike Batchner (BCRC), John Cueman (C&W Properties), John Ward (C&W Properties) and Paul Corroccio (TPW Real Estate)

Mr. Bove, Chair of the Commission, called the meeting to order at 6:00 pm. Ms. Bell-Johnson recorded the minutes of the meeting. All in attendance were introduced.

The first order of business to come before the Commission was the approval of the agenda. Mr. Bove motioned to approve the agenda adding C&W Properties/TPW to the agenda. Mr. Magrath seconded the motion and all voted in favor. Mr. Kimball then motioned to approve the draft minutes from the August 30, 2017 meeting of the Commission. Mr. Magrath seconded the motion and all voted in favor.

Mr. Bocker-Campbell and Mr. Batchner then presented information on protecting river corridors and asking the Planning Commission if a newly drawn map showing areas where past or future river erosion has or could impact culverts, high density areas and future building sites would be useful to the Town. Mr. Bove commented that such a map could be incorporated in the soon to be released revised bylaws. The members generally agreed that such a map would be helpful.

The Commission then heard from C&W Properties. Mr. Cueman and Mr. Corroccio spoke about two recent zoning applications submitted by C&W Properties. The company owns property consisting of a 4 unit industrial complex on Old Camp Road. They explained that units #1 and #3 were sold many years ago. Unit #2, which currently houses Gringo Jack's will no longer be occupied by that company. Unit #4 is currently leased to Kemtek Power Coating and they are in the process of going out of business. The company has 2 prospective tenants wishing to lease the respective properties. The Weston Playhouse would like to lease Unit #2 for 5 years and would use the property for building scenery and testing scenery via videography. The company is in the process of identifying the number of people who would be working from this location. Unit #4 will either be leased or sold to a company who will use the space for data storage. The leasee will be placing solar panels on the roof to help them with their energy costs. The company has been in contact with officials regarding Act 250 and VTrans concerns.

Mr. Bove informed C&W Properties that these changes would necessitate a change of use and conditional use public hearing. Procedural questions were asked and answered, and the hearing date was set for October 25, 2017.

The next item on the agenda was the Zoning Administrator's Update. It was another busy month with several zoning violations matters being addressed and others pending notification.

As there was no further business, Mr. Kimball motioned to close the meeting. Mr. Hebert second the motion and all voted in favor. The meeting ended at 7:14 pm.

The next Regular Meeting of the Planning Commission is scheduled for October 25, 2017 at 6:00 pm.