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until approved.**

Planning Commission Town of Sunderland, Vermont April 25, 2018

Site visits were conducted by the Planning Commission (Commission) of the Town of Sunderland (Town) on Wednesday, April 25, 2018, pursuant to the Warning fixing the time and place of the site visits. The site visits concluded at 5:25 pm and the meeting was adjourned to the Town Hall.

Those present at the site visits were Commissioners: Ed Bove, Scott Magrath and Lewis Hebert; Missy Bell-Johnson, Zoning Administrator; Chris Heins and Peter Haggerty were present at the Hideaway Lane site visit.

Members present in person at Town Hall were: Ed Bove, Scott Magrath, Lewis Hebert and Tucker Kimball constituting a quorum of the Commission. Also present at the meeting was Missy Bell-Johnson, Zoning Administrator.

Members of the public in attendance were: Peyton Whitney, Susan Whitney, Lari Ann Hayes, Michael Hayes, Scott Goetz, Deborah Cullinan, John Cullinan, Peter Haggerty, Chris Heins, Rachel Davis, Paul Carroccio, David Mooney, and Jonathan Cohen, Esq.

Mr. Bove called the meeting to order at 6:05 pm. Ms. Bell-Johnson recorded the minutes of the meeting. Introductions were made.

The first order of business to come before the Commission was the approval of the agenda. Mr. Magrath motioned to approve the agenda as written. Mr. Hebert seconded the motion and all voted in favor.

Mr. Hebert then motioned to approve the minutes from the Planning Commission meeting held on January 3, 2018. Mr. Magrath seconded the motion and all voted in favor.

Mr. Kimball motioned to approve the minutes from the Planning Commission meeting held on March 28, 2018, Mr. Magrath seconded the motion and all voted in favor.

A hearing on a renewal for a Change of Use at 6342 Vermont Route 7A commenced. David Mooney presented information on changes to the site plan originally reviewed by the Commission on August 24, 2015 and requested renewal of the expired zoning permit for the property. Mr. Mooney answered questions posed by the Commission regarding pending Act 250 matters. Questions and concerns were voiced by neighboring property owners. Mr. Bove and Mr. Mooney answered questions regarding Planning Commission and Act 250 procedure. When all questions and concerns had been addressed, Mr. Hebert motioned to close the hearing. Mr. Magrath seconded the motion and all voted in favor.

The Preliminary Plat Approval which was continued at the March 28, 2018 meeting for the Hideaway Lane subdivision reconvened. Mr. Heins listed documents recently filed with the zoning administrator in conjunction with the project and requested a review of the requirements for the final plat. Mr. Bove provided input on what was required for the final plat and requested that Mr. Haggerty obtain a letter of compliance, for the project, from the Vermont Agency of Natural Resources. The issue of a surety

bond was discussed. The Commissioners agreed that no bond would be needed. Mr. Heins requested, pending the Findings of Fact and Conclusions of Law for the Preliminary Plat Approval, that the Final Plat Approval be scheduled for the next meeting of the Planning Commission on May 23, 2018. There were no questions or concerns voiced by the public. Mr. Magrath motioned to close the Preliminary Plat Hearing and Mr. Hebert seconded the motion. All voted in favor.

The Change of Use for VT Helios LLC at 350 Old Camp Road continued at the March 28, 2018 meeting reconvened. Mr. Carroccio answered questions posed by the Commission. Mr. Bove indicated that because the exhaust fans on the building have been relocated to the front side of the building, the issues voiced by the neighboring property owner no longer posed an impediment to approval of the Change of Use. Mr. Hebert motioned to close the hearing and Mr. Magrath seconded the motion. All voted in favor.

A public hearing on a Change of Use for 272 South Road then commenced. Attorney, Jonathan Cohen presented information on the change from a group home to a residence and distributed documentation containing information and a site plan for Mr. and Mrs. Goetz, the property owners. Questions from the Commission were answered. Mr. Cohen mentioned that the Act 250 Permit for the property had already been amended. Several neighbors were in attendance and voiced their approval for the change. Mr. Kimball motioned to close the hearing. Mr. Hebert seconded the motion and all voted in favor.

Ms. Bell-Johnson provided the Commission with a review of matters either concluded in the last month or currently being handled by the zoning administrator.

Mr. Bove distributed what is hoped to be the final draft of the Town of Sunderland Energy Plan and asked the Commissioners and Ms. Bell-Johnson for feedback as soon as the document can be reviewed. He continued by explaining the process for having the plan incorporated and adopted into the Town Plan of Development.

There being no further business and no further public comment, Mr. Magrath motioned to close the meeting. Mr. Kimball seconded the motion and all voted in favor. The meeting ended at 7:59 pm.

The next meeting the Planning Commission will be held on May 23, 2018.