

## **Planning Commission Town of Sunderland, Vermont, October 23, 2019**

A meeting of the Planning Commission (Commission) of the Town of Sunderland was called on Wednesday, October 23, 2019 at the Sunderland Town Offices pursuant to the Warning fixing the time and place of the meeting.

Lewis Hebert was present. Ed Bove and Rob Zeif attended by phone. The Commissioners present and attending by phone constituted a quorum of the Commission. Also present at the meeting was Missy Bell-Johnson, Zoning Administrator.

Also, in attendance were Mike Bailey and Rob Short.

Mr. Bove opened the meeting at 6:00 pm and introductions were made.

Mr. Hebert motioned to amend the agenda by removing references to the on-site visit at 0 Schoolhouse Woods Road as this visit will be rescheduled. He also motioned to move "Open to the Public" up on the agenda so that Mr. Bailey could make his presentation earlier in the meeting. Mr. Zeif seconded the motions and all voted in favor.

Mr. Hebert motioned to change the draft minutes from the August 22, 2019 meeting by adding a note to the bottom of the minutes indicating that the site visit at 0 Schoolhouse Woods Road did not take place. Mr. Zeif seconded the motion and all voted in favor.

Mr. Bove then opened the Conditional Use Hearing for 457 Prouty Hill Road. Ms. Bell-Johnson provided a summary of the application and proposed project. The application was reviewed using the Conditional Use criteria in the Rural Residential District. There was discussion regarding the site being in the River Corridor and findings from the State of Vermont Floodplain Manager were read. Once all questions were satisfied, and there being no further comment from the public, Mr. Hebert motioned to close the hearing, Mr. Zeif seconded the motion and all voted in favor.

Mr. Bailey provided a handout, which was electronically mailed to Mr. Bove and Mr. Zeif earlier in the day, showing an overview of the proposed development and photographs of a similar project. The proposed project, at this time, consists of a plan for a Planned Unit Development consisting of up to 15 condominiums with net zero energy and modular construction. The units would utilize the original footprint of the Arcady Motel on Route 7A. The Commissioners asked questions which were answered by Mr. Bailey. The Planned Unit Development calculations for number of units was reviewed, as was a State Department of Environmental Conservation & Natural Resources Board Project Review Sheet on an earlier proposed project at this site. It was agreed that Mr. Bailey would proceed with the application process and a Planned Unit Development hearing would be warned once the application was complete. The possibility of joining the two previously subdivided lots was mentioned. Mr. Bove mentioned that the project could be conditional on approval of state permits.

The Commission then moved on to review the draft Bylaws. Mr. Zeif expressed concern about AirBNB type short term rentals and stated that the transient nature of these rentals has the potential to negatively affect neighborhoods. He continued by adding that it is a land use and safety issue. Mr. Bove explained that at one time the Selectboard had been working on an ordinance for such businesses. The challenges of policing such a policy was discussed.

Marijuana operations (retail and agricultural) were discussed. There were questions regarding the categorizing and review of some sections in the Bylaws and proposed solutions were found which will be incorporated into the next draft.

Ms. Bell-Johnson presented the Zoning Administrator's Report.

There being no further business, Mr. Hebert motioned to end the meeting and Mr. Zeif seconded the motion and all voted in favor. The meeting ended at 7:38 pm.

The next meeting of the Town of Sunderland Planning Commission is being scheduled. Please see the Town of Sunderland website for updates.