

**Planning Commission Town of Sunderland, Vermont, February 26, 2020**  
**Public Hearing for Draft Bylaws Review**

A Public Hearing for Draft Bylaw Review was called on Wednesday, February 26, 2020, at the Sunderland Town Offices pursuant to the Warning fixing the time and place of the meeting.

Planning Commission Chair, Ed Bove and Commissioners: Lewis Hebert, Rob Zeif and Tucker Kimball were present. The Commissioners present constituted a quorum of the Commission. Also present at the meeting was Missy Johnson, Zoning Administrator.

Town of Sunderland Officials and members of the public present were: Kevin Hewes, April Hewes, Ken Hewes, Lorraine Hewes, Bruce Mattison, Peter Luca, Andrew McKeever, Michael Perra and Rose Keough.

Commissioner Bove opened the meeting at 6:00 pm.

Ms. Keough started the meeting by expressing her concerns over the format of the Draft Bylaws. She continued by pointing out specific concerns regarding some proposed changes to the previous Bylaws. Mr. Bove responded to her concerns and made note of all proposed changes.

Mr. Perra asked Mr. Bove if a highlighted copy showing what was changed was available. Mr. Bove explained that it would not be possible to obtain such a copy at this stage of the revisions.

Mr. Luca stated that more public hearings on the draft process should have been warned and expressed his concern over changes to the proposed change to two primary residences per lot. Mr. Bove mentioned that all discussions on the Draft Bylaws had been warned as an agenda item for the Planning Commission's Regular Meetings.

Mr. Kevin Hewes expressed his desire to see more enforcement of the town junk ordinance. Mr. Zeif explained that the Select Board was the proper entity to address those types of concerns. Ms. Johnson explained the Junk Ordinance Violation process. There were comments made about the frustration with state statute in this area. Ms. Lorraine Hewes commented on the dangers of junk cars to children.

Concerns were voiced about possible wastewater system failures on upper Sunderland Hill Road. Ms. Johnson will follow up with the State of Vermont Agency of Natural Resources.

Ms. Keough continued to expressed concern over the content of portions of the Draft Bylaws. Mr. Bove explained that, in most areas, the language used was taken directly from statute with the same wording provided in the current Bylaws.

Mr. Luca asked why the Draft Bylaws were not posted on the Town website. He continued by mentioning that lot line adjustments had been a big concern for the previous Planning Commission. Ms. Keough provided background for the lot line adjustment concerns. Mr. Bove agreed that there could be more accomplished in this area and asked Ms. Keough if she would provide proposed language.

Ms. Keough continued to provide areas of concern. Mr. Bove continued to maintain a list of the concerns for possible changes to the draft. Ms. Keough and Mr. Luca were asked to provide proposed wording on various topics. The topic of livestock in certain districts was discussed as was the topic of "low income housing."

Mr. Luca expressed his desire to see a table of contents at the beginning of the Bylaws and called for better maps in the document.

Ms. Keough expressed her desire to see the 2-acre lot requirement continue.

Mr. Luca stated that the draft Bylaws documents from March, 2019 was clearer than the current version.

Mr. Bove proposed to recess the Public Hearing so that changes could be made to the Draft Bylaws. Continued discussion on the Bylaws will take place at the March 25, 2020 meeting of the Planning Commission. Mr. Hebert seconded the motion and a majority voted in favor.

The meeting ended at 7:26 pm.