

Planning Commission Town of Sunderland, Vermont, May 27, 2020

A meeting of the Planning Commission (Commission) of the Town of Sunderland was called on Wednesday, May 27, 2020, at the Sunderland Town Offices pursuant to the Warning/Agenda fixing the time of the meeting. This meeting was held via Zoom. The log-in information was warned and was part of the agenda for this meeting.

Present:

Planning Commission: Chair, Ed Bove and Commissioners, Tucker Kimball and Rob Zeif. The Commissioners present constituted a quorum of the Commission

Town Officials and Staff: Jon French, Select Board Chair; Missy Johnson, Zoning Administrator; Rose Keough, Town Clerk.

Public: Mary Tych, Nick Albert, Bill Herrmann

Commissioner Bove opened the meeting at 6:01 pm and asked for a motion to approve the Agenda. Commissioner Kimball motioned to approve the minutes; Commissioner Zeif seconded the motion and all voted in favor.

The Draft Minutes from the April 22, 2020 Planning Commission Meeting and Hearing on the Bylaws was discussed. As Commissioner Zeif was not present at the April 22nd meeting the minutes could not be approved, and this agenda item was tabled until the next meeting of the Planning Commission.

Mr. Bove then asked Ms. Johnson to provide details on the Munson application for the addition of a mudroom at 173 Borough Road. The Commission reviewed the application under the parameters of 3.5.2 and 2.7.1 of the Town of Sunderland Bylaws. Mr. Kimball motioned to approve the application and Mr. Zeif seconded the motion. All voted in favor.

Ms. Johnson then presented information on Ms. Tych's and Mr. Herrmann's application for the addition of stairs and an awning roof at 157 Sunderland Hill Road. During discussion on this application, Commissioner Zeif noticed that Ms. Tych was not the property owner of record. The Commission agreed that the application needed to have the property owner's approval. Ms. Johnson asked the Commission if it would consider granting the application with the condition that the owner's permission be provided in writing. Mr. Herrmann and Ms. Tych indicated a change to the application (the side property lines from 20' and 20' to 70' and 70'.) Questions were posed and answered. Mr. Zeif motioned to approve the application with the condition that written approval for the project be obtained from the owner of record. Mr. Kimball seconded the motion and all voted in favor.

At 6:15 pm Mr. Bove opened the Public Hearing on the Draft Bylaw Revisions. He noted that all public comments had been adopted into the document and asked if any additional comments from the public were outstanding. He went on to mention that the draft document had been posted to the Town website for two months and that comments were only received by two property owners (Peter Luca and Rose Keough.) At Mr. Bove's request, Ms. Johnson agreed to allow Mr. Bove to read comments on the Draft Bylaws previously sent to him via email.

Mr. Zeif then reiterated that he had wanted to have a work session to digest the document and go over thoughts and concerns. He specifically indicated that he did not wish to see a reduction in the acreage needed for development in residential zones. After reviewing the Draft Bylaws, it was determined that there was no reduction of acreage in residential zones in the Draft Bylaws, but that there had been a

reduction in acreage needed in commercial zones. As there were no additional comments, Mr. Kimball motioned to close the hearing. Mr. Zeif seconded the motion and all voted in favor. Mr. Bove then explained the approval process from this point going forward and the Draft Bylaws were presented to the Select Board for Public Hearing.

Ms. Johnson provided the Zoning Update. It was a fairly busy month with more applications expected in the next few weeks and at least three matters expected to come before the Planning Commission at the June meeting.

Mr. Zeif then commented on the Town Sand Shed construction. Mr. Bove confirmed that the Town was not required to apply for a Zoning Application for the structure, but that certain parameters could be regulated. Ms. Bell-Johnson indicated that plans had been provided to her. The height of the structure was questioned.

There being no further business before the Commission and no further public comment, Commissioner Zeif motioned to close the meeting. Commissioner Kimball seconded the meeting and all voted in favor. The meeting ended at 6:36 pm.

Respectfully Submitted,

Missy Johnson, Zoning Administrator