

Planning Commission Town of Sunderland, Vermont, July 29, 2020

A meeting of the Planning Commission (Commission) of the Town of Sunderland was called on Wednesday, July 29, 2020, via Zoom pursuant to the Warning/Agenda fixing the time of the meeting. The log-in information was warned and was part of the agenda for this meeting.

Present: Planning Commission Chair, Ed Bove and Commissioners: Rob Zeif and Lewis Hebert; Zoning Administrator, Missy Johnson; Kristen Jemiolo and David Jemiolo.

Commissioner Bove opened the meeting at 6:17 pm. Introductions were made.

It was noted that there was confusion on signing into the Zoom meeting. Ms. Johnson will look into modifying the meeting notices in order to make it easier for the Commission and attendees to join Zoom meetings.

There was discussion regarding the minutes to the April 22nd and July 1st Planning Commission Meetings. As one of the three commissioners present at the July 29th meeting was not present at the April or the July 1st meeting, a quorum did not exist to approve those minutes. The approval of the minutes for the April 22, 2020 and the July 1, 2020 meetings will be added to the agenda for the August 26th meeting of the Planning Commission. An error in the July minutes was discussed. That error will be correct before the August 26th meeting.

Commissioner Bove opened the Public Hearing on site plan review of 1377 North Road, property owned by Kristen and David Jemiolo. Ms. Johnson presented information regarding the proposed addition to the barn on this property and noted the project itself was not in the setback but that the home on the property is in the setback making the property "non-compliant." Questions regarding the project were posed and answered. Mr. Hebert motioned to approve the project as presented. Mr. Zeif seconded the motion and all voted in favor. The public hearing ended.

Commissioner Zeif suggested that applicants be asked to draw an arrow indicating north on site plans.

Ms. Johnson provided the administrators report. The volume of applications and general questions continued to be high early in the month, but projects appear to be leveling off as the summer starts to wind down. Ms. Johnson mentioned a recent conversation with a representative of Casella regarding a report of development on the property. It was confirmed that construction to replace an existing building in the same footprint was being completed on a section of the property that exists in the town of Manchester - not in Sunderland. Mr. Zeif commented that Casella should have reported the construction to the town of Sunderland. Mr. Zeif also commented on the light pollution emanating from the Casella property at night. Ms. Johnson indicated that she spoke to a Casella representative regarding the lights. She also indicated the representative was responsive and the call was positive. It is likely that Casella representatives will attend the next meeting of the PC to provide an update on the light pollution issue.

As there were no further questions and no public comment, Commissioner Zeif motioned to end the meeting and Commissioner Hebert seconded the motion. The meeting ended at 6:48 pm.

The next meeting of the Planning Commission will be held on August 26, 2020 via Zoom.