

Planning Commission Town of Sunderland, Vermont, August 26, 2020

A meeting of the Planning Commission (Commission) of the Town of Sunderland was called on Wednesday, August 26, 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 were Commissioners: Rob Zeif and Tucker Kimball; Planning Commission Chair Ed Bove appeared by phone. Also present were the Zoning Administrator Missy Johnson; Zoning Applicant Brenna Warren and Joe Day from Casella Waste Management.

Commissioner Bove opened the meeting at 6:04 pm. Introductions were made.

Mr. Zeif motioned to approve the agenda. Mr. Kimball seconded the motion and all voted in favor.

Mr. Kimball motioned to approve the minutes from the July 1, 2020 and July 29, 2020 Planning Commission Meetings and Public Hearings. Mr. Zeif seconded the motion and all voted in favor.

The Public Hearing for a Change of Use at 6354 Vermont Route 7A was opened. Ms. Johnson provided an overview of the application, a brief history of the occupants at this site, and the proposed change of use. Mr. Zeif posed questions related to the lease and confirmed planned fire safety for the building was still pending. Questions were posed regarding the sign permit that was recently granted by the ZA. It was confirmed that a timer would be used for the lighting of the sign so it would not be lit at night.

Mr. Bove noted that this application fell under the old bylaws because of the date it was received. He also noted that he did not see anything in Rural Commercial Residential District standards that would indicate that a financial services office would not be compliant with the bylaws. Mr. Bove continued by saying that if the Change of Use was granted, that the Certificate of Occupancy would be conditional on a State of Vermont Fire Safety Permit being granted. The Performance Standards under Section 4.12 were reviewed.

Mr. Zeif motioned to close the hearing. Mr. Kimball seconded the motion and all voted in favor.

Ms. Johnson provided the Zoning Report.

A discussion took place regarding "Open" flags at retail establishments. It was confirmed that under the new bylaws that flags are considered a sign and are subject the Town bylaw regulations if they are used on a regular basis. Temporary use of flags to indicate a newly opened business are exempt.

Joe Day from Casella then spoke about recently voiced concerns over the lighting at the transfer station. He provided some background on the project currently underway at this site on the Manchester side of the property and mentioned that new lights would be installed in this area. He continued by stating that he did not feel the issue with the lighting was coming from the Manchester side of the property and that the yard light installed by Green Mountain Power (GMP) may be the issue. Mr. Zeif thanked Mr. Day for coming to the meeting and he elaborated on the problem. After some discussion, Mr. Day mentioned that he would do some checking to see where the offensive light is coming from and contact GMP if needed. He mentioned that care needed to be taken to assure a safe work environment for workers arriving on site in the early morning. Mr. Day will follow-up with individual contact to the Commissioners.

Mr. Zeif mentioned some "housekeeping" matters regarding the Change of Use application. It was noted that there was nothing on the application addressing signage and that the form needed to be updated. Ms. Johnson will provide a draft Change of Use Application at the next PC meeting.

There were no public comments and the meeting ended at 6:37 pm.

Respectfully Submitted,
Missy Johnson, Zoning Administrator