

Planning Commission Town of Sunderland, Vermont, September 30, 2020

A meeting of the Planning Commission (Commission) of the Town of Sunderland was called on Wednesday, September 30, 2020 via Zoom pursuant to the Warning and Agenda fixing the time and method of the meeting.

Present: Chair, Ed Bove and Commissioners: Tucker Kimball, Lewis Hebert and Rob Zeif were present. The Commissioners present constituted a quorum of the Commission. Also present was Missy Johnson, Zoning Administrator; Applicants: Michael Hayes and Lari Ann Hayes; Andrew Zoufaly, Amie Zoufaly and Ryan Downey.

Commissioner Bove opened the meeting at 6:00 pm and noted that introductions had been made prior to the start of the meeting. He asked for a motion to approve the minutes from April 22nd and August 26th. Commissioner Zeif motioned to approve both sets of minutes and Commissioner Kimball seconded the motion. All voted in favor.

Mr. Bove then opened the Public Hearing on Site Plan Review for the addition of a pre-fabricated car port at 153 South Road, property owned by Michael and Lari Ann Hayes. Ms. Johnson provided information needed to review the site plan for this non-conforming lot. Questions per posed and answered. The parameters for development in the Rural Residential District were reviewed after it was confirmed the RR was the correct district. Commissioner Hebert motioned to approve the application and to have the Findings of Fact and Conclusions of Law drafted. Commissioner Zeif seconded the motion. All voted in favor and the hearing was closed.

Mr. Bove opened the Public Hearing for Andrew and Leah Zoufaly's Site Plan Review for a Waiver in order to add a garage partially in the west setback at 1024 Bacon Hollow Road. Ms. Johnson provided some information regarding the proposed project. Andrew Zoufaly provided additional information including the reason for the proposal.

The Commission reviewed the standards in the Rural Residential District and wording provided for Waivers in the Bylaws. Questions were posed and answered. It was made clear that this waiver would stand on its own for this project and that any future development similarly situated on the lot would necessitate separate approval from the Commission. Commissioner Kimball motioned to approve the Waiver and to have the Findings of Fact and Conclusions of Law drafted. Commissioner Hebert seconded the motion, all voted in favor and the hearing was closed.

Mr. Downey then entered the meeting on Zoom. A copy of the sketch plan of the Crandall property was uploaded so all could view it. The plan is for a three-lot (large) subdivision of property owned by Annina Crandall on Laver Road. The sketch plan was reviewed. Concerns regarding access to the proposed lots, septic and well systems, the location and potential challenges of a river bed/water source, easements, and future development plans were discussed. Mr. Downey expressed the intent of the owner and mentioned that it was not likely that these lots will be development in the immediate future.

Commissioner Bove reviewed the wording on subdivisions in the new Bylaws and explained that all items listed must be addressed in some manner. Further discussion on whether the Plat must have waste water and septic designs included took place. It was determined that since no private system was being proposed, no plans were needed at this time. Ms. Johnson will be provided with a zoning application and the proper fee before October 5, 2020 so that adequate warnings and notices may be posted and mailed.

Ms. Johnson then provided the Zoning Report. In addition to a general update on applications, the use of shipping containers as storage sheds was discussed. A potential zoning violation or junk ordinance violation was also discussed.

The meeting was then opened to the public. No questions were posed and no comments were made.

As there was no further business before the commission, Mr. Zeif motioned to adjourn the meeting. Mr. Kimball seconded the motion and all voted in favor. The meeting ended at 7:25 pm.

The next Regular Meeting of the Planning Commission will take place on Wednesday, October 28, 2020 at 6:00 pm via Zoom.

Respectfully Submitted,
Missy Johnson