

## **DRAFT MINUTES**

### **TOWN OF SUNDERLAND**

### **PLANNING COMMISSION**

**March 23, 2022 at 6PM**

#### **Town Hall**

1. Call to order 6:05pm
2. Introductions PC Members Present: Rob Zeif, Chair; Benjamin Travis (telephone); David Kiernan Gordon Dossett; Debra Clark Fuentes
3. Minutes: December 16 – Motion to approve Mr. Kiernan, second Mr. Travis. Approved 3-0-2.  
January - Motion to approve by Mr.Dossett, second Mr.Kiernan. Approved 3-0-2.  
February 16- Motion to approve Mr. Kiernan, second Mr. Dossett. Approved 3-0-2.
4. 412 Kelley Stand Road application site plan review – Godkikian/Ryan. Mr. Godkikian present for applicants. Review of past actions. Mr. Godkikian has provided all information Commission has requested. Permit approved with conditions as outlined in State letter of May 19, 2021. No new net fill on property, construction area to be staked out, and acknowledgement that height of building will be under 30 ft. Permit will be issued.
5. Mr, Zeif called for recess of regular meeting 6:15pm, motion by Gordon, seconded by MS. Clark Fuentes
6. Motion to open special meeting by Mr. Dossett, second by Ms. Clark Fuentes
7. 350 Old Camp Road Change of Use application Helios LLC. Paul Carroccio, owner, present with Henry Rackear tenant. Change of use to cannabis cultivation use.
  - Mr. Kiernan provides guidance from CCB for municipalities and zoning
  - Mr. Carroccio opens and explains building and change of use for tenants
  - Henry Rackear provides description of operation
  - Review of compliance with performance standards
  - Clark Fuentes asks for description of security
  - Neighbor Joe Robinson expressed concern over noise
  - Henry Rackear and Paul Carriccio responded to noise questions
  - Other attendees asked about fans used by prior tenants
  - Question about expansion or operation change. Both would require another change of use hearing.
  - Ms. Robinson asks about odors. Henry Rackear explains operation and that there is no expectation that there would be any significant smell outside of the building.
  - Question regarding sales. Mr. Kiernan explained that sales could not be allowed until after a town wide referendum and would require a change of use hearing.

Public question period ended. Mr. Dossett motioned to approve application. Seconded by Mr.Travis. Motion approved 5-0-0. Findings of Fact and Conclusion at Law will be prepared for signature by Commission and applicant.

Motion to close special meeting by Mr. Dossett at 6:48pm, seconded by Ms. Clark Fuentes. Motion passed 5-0-0.

Motion to return to regular session by Mr. Dossett, seconded by Mr. Kiernan. Motion passed 5-0-0.

8. Acting ZA reviewed recent activity.
9. A proposed ad for a Zoning Administrator was circulated by Mr. Kiernan. The ad will be published in the Bennington Banner and other locations.
10. Next meeting April 27 at 6pm.
11. Motion to adjourn by Mr. Dossett, seconded by Mr. Kiernan. Motion passed 5-0-0. Meeting adjourned at 7:10pm.