

PLANNING BOARD MEETING MINUTES

6/28/24

CALL TO ORDER:

6/28/24 at 6:01 pm.

MEMBERS OF BOARD IN ATTENDANCE:

Robert Zeif, David Kiernan, Gordon Dossett Benjamin Travis

MEMBERS OF SELECT BOARD IN ATTENDANCE:

MEMBERS OF PUBLIC IN ATTENDANCE:

Pete Luca

ADDITIONS/DELETIONS TO THE AGENDA:

Move ZA Update to end of meeting.

APPROVAL OF MINUTES:

3/27/24, 4/10/24 and 5/22/24 meeting minutes approved

SUNDERLAND WASTE MANAGEMENT CONDITIONAL USE HEARING

Regular meeting suspended to open Casella Hearing. Motion by Travis, seconded by Dossett. Motion passed 4=0=0.

Motion to close hearing and resume regular meeting at 1822 by Kiernan seconded by Travis. Motion passed 4-0-0

STR NEXT STEPS:

On June 26, 2024 the Selectboard approved switching the STR Bylaw to an Ordinance as recommended by Town Counsel. David Kiernan will complete necessary warnings and postings for public hearings on ordinance adoption. Except for minor changes to legal language the proposals for regulation of STR remains the same.

SUNDERLAND CHURCH UPDATE

Rob Zeif reports the Town Committee working with Church Trustees and Northshire Land Trust and Town Committee is working on a list of interests of the Town of Sunderland to preserve church and have use of church. Mr. Zeif acknowledged that ZA Kiernan has a “laundry list” of what the property cannot be used for.

SUNDERLAND BYLAW REVISION

Discussion of steps needed to revise bylaws by prioritizing areas that are confusing, unclear or outdated. Each member will review bylaws and prepare for discussion in August.

OLD BUSINESS:

New Welcome to Sunderland signs will be placed at 5 locations in consultation with road foreman and SB

ZONING ADMINISTRATOR UPDATE:

Discussion of application for minor subdivision at 238 South Road on parcel that currently spans two zoning districts.

DELIBERATION ON SUNDERLAND WASTE MANAGEMENT CONDITIONAL USE

Motion to approve application from Sunderland Waste Management by Kiernan, seconded by Travis. All abutters were notified and none responded. If the Town approves then applications still need to go through the State process.

Motion passed 4-0-0

PUBLIC COMMENT:

Pete Luca suggests reviewing previous bylaws for comparison. It was noted that documents including media that was used in development were not returned to the Town after several requests.

Travis makes a motion to ask Town Counsel and request that a letter be sent to Ed Bove requesting return of any Town documents, media, intellectual property. Seconded by Dossett. Motion passed 4-0-0.

NEXT MEETING AUGUST 28 , 2024 @ 6 PM

MOTION TO ADJOURN

Motion to Adjourn by Trvis, seconde by Kierna. Motion passed 4=0=0. Meeting adjourned at 7:13 PM