

# TOWN OF SUNDERLAND PLANNING BOARD MINUTES AUGUST 28, 2024

1. Call to order 6:02PM
2. Members of Board in Attendance: Robert Zeif, David Kiernan, Mike Pugliese, Gordon Dossett, Benjamin Travis  
Members of the Public: Janet Hurley BCRC
3. No additions or changes to agenda
4. Approval of Minutes: June 26, 2024. Motion by Mr. Gossett, second by Mr. Kiernan. Motion passed 4-0-1.
5. Janet Hurley Bennington County Regional Commission (BCRC). Discussion of renewal of Town Plan and services that the BCRC can provide to assist the Town. The Town plan is required to be renewed by August of 2026. State Planning Grants are available to fund 90% of any approved expense in retaining a consultant. The project will include updating of several statistical tables, review of energy planning, and adjustments required by passage of the Home Act. The Board will review the current plan in detail and report at the next meeting additional areas of concern and decide on request to Selectboard to apply for the Municipal Planning Grant.
6. Zoning Administrator Update. Mr. Kiernan reported 11 permits or compliance letters since last meeting including two single family homes and two garages.  
A question had been put to the ZA about constructing a twenty-five-foot antenna in a RR zone that would be expandable to 50ft when in use. The ZA stated that the extended antenna would exceed the allowable height by at least 8 feet and therefore could not be approved.
7. Sunderland Church update. The Board discussed with Janet Hurley BCRC current status of project. Mr. Pugliese and Mr. Kiernan stated that they were receiving questions about why the Town was spending money on the project. Even though the Town is not using tax funds the perception remains. Janet Hurley confirmed that the Town is acting as a pass through for funding and no money is being provided by the Town. Currently the Town Attorney and contracted engineers are being paid from grants and not the Town. The Church will be owned by the Northshire Land Trust and not the Town. Mr. Kiernan Suggested that this topic stop being discussed at Planning Board meetings as the decision-making is with the Selectboard and the Town should have one place for discussion not two. It was also suggested that as soon as practicable Northshire be the spokesperson on the Church as they will be the owners and they will manage it without Town funds.
8. Sunderland Bylaws - layout modification. A presentation by Mr. Kiernan was postponed due to a computer issue linking to the zoom presentation.
9. Old Business. None
10. 10. Public comment. None
11. Next meeting September 26, 2024 6PM
12. Adjournment. Motion to adjourn by Mr. Kiernan. Seconded by Mr. Pugliese. Motion passed 5-0-0 at 7:24 PM

Dk