

TOWN OF SUNDERLAND
PLANNING BOARD MINUTES
March 12, 2025

1. Call to order 6:01 PM
2. Members of Board in Attendance: David Kiernan, Rob Zeif, Gordon Dossett via Zoom, Benjamin Travis via Zoom
Members of the Public: Gary Weller, Helen Weller, Todd Lawrence, Janice Marin, Laura Hammler, Christopher Ponessi
3. Additions/Deletions to Agenda: Move item 6 to follow item 8 Change of Use hearing
4. Election of Board Chair. Rob Zeif by Gordon Dossett, seconded by Benjamin Travis. Motion passes 4-0-0.
5. Approval of Minutes: January 22, 2025. Correction in spelling from Zeck Strauser to Zech Strauser. Motion to accept amended minutes by Mr. Dossett, second by Mr. Travis. Passes 3-0-1.
6. Hearing Change of Use 181 South Road at 1908hrs. Chris Ponessi for applicant. Changing use from residential to professional office in commercial – industrial zone. Performance standards reviewed. Mr. Ponessi stated that the barn that had been used as the Sunderland Town Office would be used as the office and the main house may be kept residential. Abutter Gary Weller asked question about change in septic system. Mr. Ponessi replied no change was planned or required. Motion to close hearing by Mr. Dossett, seconded by Mr. Kiernan. Motion passed 4-0-0 at 1920hrs.
7. Site Plan Review hearing 6180 VT 7A for use as a pre-school at 1922 hrs. Janice Martin presenting for applicant. Overview of plan presented by Ms. Martin. Mr. Kiernan questioned applicant on required elements of site plan review. No public comment. Motion to close hearing by Mr. Dossett at 1933hrs. Seconded by Mr. Travis. Motion carries 4-0-0.
8. Introduction of PC Board applicant Laura Hammler. Ms. Hammler has studied regional and urban planning. She had been involved in development of projects in small towns in Germany. Mr. Kiernan makes motion to recommend Ms. Hammler to Selectboard for appointment to the Planning Commission. Seconded by Mr. Dossett. Motion passes 4-0-0.
9. Zoning Administrator Update. Discussion of FIRM map changes for old Basketville property on VT7A. Applicant applying to FEMA for a letter of map adjustment to remove small section from floodplain. If approved application will be submitted for development.
10. Old Business. Mr. Kiernan recommends moving public comments up the agenda in the future, possibly after approval of minutes.
11. Motion to enter deliberative session at 1904hrs by Mr. Travis, seconded by Mr. Dossett. Motion passes 4-0-0.
12. Return from deliberative session at 1911hrs. Motion by Mr. Kiernan, seconded by Mr. Dossett. Motion passes 4-0-0.
13. Motion to approve application from MPPEC Land Holdings, 181 South Road, as submitted by Mr. Dossett. Seconded by Mr. Travis. Motion passes 4-0-0.

14. Motion to approve application from Janice Marin, 6180 VT7A as submitted. Motion by Mr. Dossett, seconded by Mr. Travis. Motion passed 4-0-0.
15. Next Meeting April 23, 2025 at 6PM.
16. Motion to adjourn by Mr. Kiernan, seconded by Mr. Zeif. Motion passes at 1915hrs.

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