

Town of Sunderland Planning Commission Board Meeting Minutes

Wednesday April 23, 2025

Meeting called to order at 6:01 pm.

Board Members present – Ben Travis, Gordon Dossett, Robert Zeif, Laura Hammler (via Zoom).

Speakers present – Samantha Page (BCRC), Kiki Stuart, Christian Heins, Peter Haggerty, Michael Beyer (Beyer Architects Engineers), Todd Beyer (Beyer Architects Engineers), Jim Erickson.

No additions or deletions to the agenda

Minutes of March 12, 2025 meeting unanimously approved. Travis motion, Dossett seconded

No Public Comment

At 6:05 pm Hearing opened: Applicant - Jim Erickson wishes to erect “New Storage Building” at 6231 Route 7A in Sunderland. Zeif acknowledges hearing was properly warned. Floor was given to Beyer Architects, who described the project as per application. Haggerty then questioned the applicants curb cut location per the state’s comments and infringement on adjacent property and the safety of the curb cut vis-à-vis line of sight on VT Route 7A. Haggerty also questions, the lack of several items lacking in the application as well as the stability of proposed dirt embankment. Travis and Gossett question the board’s ability to vote on application due to incomplete information and apparent concerns regarding the curb cut. Beyer Architects requests that they withdraw this permit application in order to file a new updated one. The board unanimously concurred. Hearing was closed at 6:27 pm.

Samantha Page from BCRC lead a discussion how VT Act181 will affect future planning and the modification and use of Land Use Mapping. She showed and explained a first draft of the new Regional Plan BCRC is developing for the region, that uses standardized land use categories in the whole state. Relevant topics discussed, which the Board will face in near future were: Village Center (use & boundaries), future of Orvis headquarters, future of elementary school, recreational use of state and federal lands in town, align Sunderlands development/ land use categories with development in the surrounding communities, especially East Arlington, and how the act may align with the upcoming work on updating the Town Plan.

The board discussed site plan reviews, specifically that hearings with regard to Change of Use are now, not required. A motion was made by Dossett and seconded by

Hammler in the interest of the board's awareness of projects / development in town, to continue to hold such hearings. The motion passed unanimously.

Zoning Administrator was not present, an update was not given.

No Old Business was discussed.

Next Meeting was set for May 28, 2025

A motion to Adjourn was made by Travis. Seconded by Dossett. Unanimous vote to approve. Meeting adjourned at 7:41 pm.