

TOWN OF SUNDERLAND

PLANNING COMMISSION MEETING MINUTES

JUNE 4, 2025

DRAFT

1. Call to order at 6:04
2. Introduction of Members Present: Rob Zeif, Gordon Dossett, Benjamin Travis, David Kiernan, Laura Hammler
3. Additions / Deletions to Agenda - None
4. Approval of Minutes April 23, 2025 - postponed
5. Public comments - none
6. Conditional Use Review – Seth Arnold for Camp at 6199 Kelly Stand Road. Conditional use review in Sunderland requires review of site plan and performance standards. Because the project is out of the CI and RCR Zones the performance review is not applicable. Site plan requirements were reviewed and project met standards. Mr. Arnold stated that the camp would be built next to an existing camp that is family owned. The proposed camp would be used for family mostly in summer. The property is in Forest Zone and considered in bylaws as open space use. All setbacks are more than 120 feet . There is no stormwater issue and no utilities. Water will be brought to the camp and a nearby spring will be utilized. On completion the camp will have a tank for septic that will need to be pumped out. ZA has provided applicant with State guidance forms regarding camps and waterless toilets. It was noted that the building height, at 21 feet exceeds the bylaw requirement by one foot and will need to be lowered. Abutters were notified on 15 day notice certified by ZA. The hearing was closed at 6:16PM.
7. Deliberative session. Motion to enter open deliberative session at 6:17PM by Mr. Travis, seconded by Dossett. Motion passes 5-0-0. Motion by Mr. Zeif to approve application for 6199 Kelly Stand Road as submitted with the following conditions:
 - Prior to any rental of the property a wastewater permit must be secured from the State.
 - The height of the building must be lowered to 20 feet to comply with Bylaws.Seconded by Laura Hammler. Motion passes 5-0-0.
8. Town Plan BCRC – Scott Grimm-Lyon of BCRC attended via ZOOM to discuss crating a new Town plan with grant monies received from the State. There was also discussion of using data developed during the Vermont Council of Rural Development outreach program this summer.
9. Zoning Administrator Update – Trout Unlimited has applied to State and Federal Agencies to construct trout habitat in two small sections of the Battenkill that flows

through land owned by Ducks Unlimited. If the project is permitted by Vermont and the Army Corps of Engineers the project will be approved by the Town.
Discussion of STR permits, Davis application for subdivision.

10. Old Business

11. Next meeting July 23 2025 at 6PM

12. Adjournment – Motion to adjourn by Mr. Travis, seconded by Mr. Zeif at 7:01PM. Motion passes 5-0-0.