Town of Sunderland Planning Board Special Meeting
Wednesday, October 22, 2025, at 6:00 PM
104 Mountain View Road Sunderland, VT

Members in Attendance:	Others in Attendance:
Robert Zeif	Anne Pollard
Ben Travis	Donald Pollard
David Kiernan	Chris Wilcox
Laura Hammler	Jackson Pollard
Gordon Dossett	Pete Haggerty
	Scott Grimm-Lyon
	Scott McGrath

1. Call to Order at 6:01 PM
2. Introduction to Board Members present: Robert Zeif, Ben Travis, David Kiernan, Laura Hammler, Gordon Dossett
3. Additions or Deletions to the Agenda - None
4. Town Plan Discussion - Open to members of the community
   a. Donald - Owner of Hill Farm Inn
      i. Desire to continue growing Hill Farm Inn, but taxes are harsh
      ii. Battenkill Canoe has potential for a seasonal restaurant/farmstand
      iii. Monitor traffic speed around this area, suggests a pedestrian lane
      iv. Church maintenance
      v. Employee hiring is conflicted with mentioned Hildene Catering business. This issue may be resolved with more housing options in Sunderland/Arlington area.
      vi. May build additional housing apart from the Inn on owned properties in the future
   b. Pete - Owner of Pete Haggerty Construction
      i. Requests a stricter review system for town developments, set deadlines
      ii. Consider the buildings that need to be torn down and what to do with them
   c. Scott - Sunderland Shines Outreach
      i. Making access to more hiking and biking trails
      ii. Consider tourist traffic
   d. Todd Lawrence - Emergency Management Director
      i. Continue flood plains management
      ii. Building in the slopes
      iii. 2021 Hazard mitigation Plan: utilities, adequate water access for fires, Invasive plant species
      iv. Maintain driveway standards

         v.   Housing space
        vi.   Protect ground water sources
       vii.   Clearing fallen trees
- e. Chris Wilcox - Wilcox Icecream
  - i. Relies on road maintenance
  - ii. Concern about building sites being greater than 2 acres because of land availability for families and the effect of taxes on this

5. The Sunderland school is closing, discussion on usage possibilities of the building
6. Adjourn

       Motion to adjourn at 7:41 PM
       Mover: David
       Second: Gordon
       Result: Pass