

Town of Sunderland Selectboard Meeting
Monday November 24, 2025, at 7:00 PM
104 Mountain View Road Sunderland, VT

<u>Members in Attendance:</u> Todd Lawrence Anthony Thompson Bruce Mattison Marty Nadler Rick Timmerman	<u>Others in Attendance:</u> David Kiernan - Planning Board member Dixie Zens Jeff Dexter - Energy Committee Kim Knapp
--	--

1. Call to Order at 7:00 PM
2. Introduction of Board Members:
Todd Lawrence, Bruce Mattison, Marty Nadler, Anthony Thompson, Rick Timmerman
3. Additions or deletions to the agenda
4. Approval of the minutes

Motion to approve October 27, 2025 Selectboard meeting minutes and
November 10, 2025 Selectboard meeting minutes

Mover: Marty

Second: Anthony

Passed

5. Public Comment
 - a. Dixie Zens - concern about clean up on the north part of Sunderland Hill Road, more discussion on this in the Zoning Administrator Update (item number)
6. Discussion on a possible Town Pavilion
 - a. The state is going to come down in the Spring to look at possible building areas located by the town office
 - b. If the land is approved, a proposal concerning the specific location of the pavilion will be presented by the committee to the board for the final say in this process.
 - c. Once the building process begins, the community will have opportunities to come and work on it together.
 - i. Todd mentions that community engagement brings people together and supports motivation for the project, and this goes for any other community projects that may need funding.
 - d. Other possible locations discussed: Sunderland School, area by the covered bridge parking lots

7. MERP Grant Update

- a. Review of the Centerline Architects Initial Assessment Recommendations (wholly or in part). Once voted upon, Centerlines will proceed with the work details and cost estimate for the necessary measures
- b. Grant can cover all projects recommended
- c. Town Garage rust and two doors can be replaced, combining the little jobs into one event would be best since it is difficult to find people who want to work on this. Kelly from Centerline will try to help recruit people to work on this project.
- d. Estimates on structural repairs from L & G Fabricators are pending.
- e. **Town Office:** basic recommendations:
 - i. Replace thermostats with programmable ones
 - ii. Replace weatherstripping on rear exit door
 - iii. Install minisplit system (two units)
 - iv. Solar power on rooftop or pedestals (8.5 Kilowatts), concern about potential roof leakage
 1. Figure out minimum requirements to put solar panels on metal roof, consult Kelly
 - v. Install a level 2 EV charger for more efficient use by employees and visitors*
 1. Grant covers cost for a level 1 charger, an amendment to the grant will be necessary for a level 2 charger
 2. *This recommendation has been removed because it was decided that it is not a priority need for the Town
 - vi. Replace basic lighting with LED
- f. **Town Garage:** basic recommendations:
 - i. A structural engineer has been consulted to assess the severity of rust at the base of the columns, still waiting on repairs to take place and the estimates
 - ii. (envelope) Replace the two doors with insulated doors
 - iii. Assess garage doors for additional air sealing
 - iv. (envelope) Execute a follow-up blower door test with inferred scanning during the heating season
 1. Waiting for Kelly to give say as to the cost and procedure of this test, this “survey or pre” procedure to move forward can be covered by any necessary permits, etc. or may be included within the MERP grant.
 - v. Install additional installation (to follow the blower door test)
 - vi. Install a ducted air heat pump, current radiant heat will be the backup
- g. MERP grant vote is tabled for a future meeting

8. Zoning Administrator Update - David Kiernan

- a. All STR reminders have been sent

- i. Ordinances are being changed into bylaws to help with enforcement efficiency
- b. About 74 permits this year, \$5,000 in fees
- c. Pete Haggarty's new road, someone is waiting for approval to extend wetlands buffer for a storage facility

9. Old Business

- a. October 20th Engineer site visit on Sunderland Hill Road (south of covered bridge) *regarding* the Chiselsville guardrail issues
 - i. This should be priority, may be good to come out of the special projects fund
 - ii. Follow-up on cost and course of action
- b. Excavator bucket purchase update: pins are ready but the bucket is 4-5 week wait time

10. New Business

- a. Budget discussions will take place in the next meeting on December 8th, 2025

11. Review of Correspondents and Signing of Warrants

- a. BCRC level funding appropriation request (\$5,000/year)
- b. Stratton Local Hazard Mitigation Plan, for any comments do so by December 8th

12. Executive Session

- a. Zoning legal updates 1 V.S.A. § 313(a)(1)(E)

Motion to enter executive session at 8:14 PM

Mover: Rick

Second: Anthony

Passed

Motion to exit executive session at 8:54 PM

Mover: Marty

Second: Bruce

Passed

13. The next business meeting for the Sunderland Selectboard will be Monday, December 8th, 2025 at 7:00 PM

14. Adjourn

Motion to adjourn at 8:54 PM

Mover: Rick

Second: Anthony

Passed