

Town of Sunderland Planning Board Meeting
Wednesday, November 19, 2025, at 6:00 PM
104 Mountain View Road Sunderland, VT

<u>Members in Attendance:</u> Ben Travis Robert Zeif Laura Hammler Gordon Dossett David Kiernan	<u>Others in Attendance:</u> Scott Grimm-Lyon - BCRC Dara Zink - BCRC Martin Nadler - Selectboard Bruce Mattison - Selectboard Todd Lawrence - Selectboard Chris - Keough Ketch Plan
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1. Call to order at 6:00 PM
2. Introduction of Board Members: Ben Travis, Robert Zeif, Gordon Dasset, Laura Hammler, David Kiernan
3. Additions or deletions to the agenda - none
4. Approval of the minutes

Motion to approve the October 29th meeting minutes

Mover: Ben

Second: Gordon

Passed

Motion to approve the October 22nd meeting minutes

Mover: Ben

Second: David

Passed

Motion to approve the October 15th meeting minutes

Mover: Ben

Second: David

Passed

Approval of September 24th meeting minutes- tabled

5. Keough (181 South Road) Sketch Plan review
 - a. Map sketch shows areas for any potential low impact indoor small businesses, in-ground septic system, water wells, 18ft-wide gravel road, underground electrical wires,
 - b. The proposed lots to be sold: a cabinet-making shop and a long-term indoor vehicle storage facility, and contractors *may* be potential buyers
 - c. Trees will only be cut to clear the road

6. Town Plan Discussion with the Selectboard
 - a. The **long-term vision document** will support the prioritizing of decisions made by the Selectboard
 - b. Ordinances are being shifted into bylaws to help with enforcement
 - c. Discussion of the usage and price of the school building, and Sunderland community gatherings, highway, Orvis, the preservation of the church
 - i. These are all issues that must be ordered to low or high priority.
 - d. Feedback from the Sunderland Shines meetings is that people like that it is a small town, so it is important to keep this in mind when developing new businesses and properties while also knowing that these will benefit the community
 - e. Potential town pavilion would be a good way for the community to gather and enjoy any hosted events, seems to be high priority
7. First Draft focus points of the Town Plan - BCRC
 - a. Individual “chapters” of the first draft will be presented every couple of weeks January - February compared to presenting the full draft at once
 - b. A “big picture” introduction and dealings of the school may be good to be incorporated in the beginning of the plan
8. Old Business - none
9. Adjourn

Motion to adjourn at 7:49 PM

Mover: David

Second: Laura

Passed