

Town of Sunderland Planning Board Meeting
Wednesday, January 28, 2026, at 6:00 PM
104 Mountain View Road Sunderland, VT

<u>Members in Attendance:</u> Gordon Dossett (as temporary Chair) Laura Hammler David Kiernan Ben Travis	<u>Others in Attendance:</u> Scott Grim-Lyon (BCRC) Dara Zink (Emergency Management Planning, helping with the Town Plan) Nick Zaiac (Regional Planner)
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*Meeting Recording timestamps are in parentheses and underlined

1. Call to order at 6:00 PM
2. Introduction of Board Members: Robert Zeif (absent), Gordon Dossett, Laura Hammler, David Kiernan, Ben Travis
3. Additions or deletions to the agenda - none
4. Approval of the minutes

Motion to approve and make edits on the December 17, 2025 Planning Board Meeting minutes

Mover: Gordon

Second: Ben

Passed

5. Town Plan Discussion
 - a. General Thoughts
 - i. Laura, David, Ben, and Gordon echoed that the plan was very clearly written and well organized, however there are some minor changes to be edited and discussed.
 - ii. The Plan's introductory paragraph will include a brief, comprehensive description of the main objectives for each section, while also giving guidance to other outlining parts for the general public to read.
 - b. Discussion of Sections
 - i. FLU and Center Designation
 1. Nick clarified about the Future Land Use Map detailing the Village Center Expansion areas (12:16).
 2. Discussion about whether or not to include Hill Farm Inn and the surrounding property in the Village Center Expansion. A decision will be made in the near future.

- ii. Conservation Areas and Working Lands Planning
 - 1. Sections requiring specific actions will be clearly presented for the Selectboard's review (40:15)
 - iii. Enterprise and Cite Specific Planning
 - 1. Include a "Mixed-Use PUD" section (48:19)
 - iv. Policies
 - 1. Change "shall" to "should"
 - v. Educational Childcare Facilities
 - 1. The mention of Pre-K at the School has been removed since this is not a currently active program
 - 2. Rephrasing of the establishment and closure dates of SES (Sunderland Elementary School) as well as clarity concerning the purchase of the building
6. Old Business
- a. Old Basketville owners may be invited to the next meeting to brainstorm about future use of the property
7. The next meeting will take place on February 11, 2026 at 6:00 PM, with a follow-up meeting on February 25, 2026 at 6:00 PM.
8. Adjourn

Motion to adjourn at 7:19 PM

Mover: David

Second: Ben

Passed