

Town of Sunderland Planning Board Meeting
Monday February 25, 2026, at 6:00 PM
104 Mountain View Road Sunderland, VT

<u>Members in Attendance:</u> Ben Travis Robert Zeif Laura Hammler (zoom) David Kiernan	<u>Others in Attendance:</u> Susan Whitney Peyton Whitney Helen Weller Michael E Hayes Lori Ann Hayes Nick Zaiac - BCRC Scott Grimm-Lyon - BCRC Dara Zink (zoom) - BCRC Chris Vanesse
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1. Call to order at 6:00 PM
2. Introduction of Board Members
3. Additions or deletions to the agenda - none
4. Approval of the minutes - January 28th minutes tabled

5. Sub-division Hearing - MEPPC Land Holdings, LLC 181 South Road, Sunderland
 - a. Planning to create 3 additional lots on the property with access to a new roadway size (for the fire department)
 - b. Wastewater permit has been submitted (for ten employees each)
 - c. Plan to sell the lots, where each owner would be responsible for permits
 - d. 10% of the maintenance costs will be kept, and 30% for each additional lot
 - e. Plan on clearing about 600 ft long ($\frac{1}{2}$ - $\frac{3}{4}$ of an acre)
 - f. Lots will be commercial, possible for personal purposes if a buyer would so desire

Motion to close the hearing

Mover: David

Second: Rob

Passed

Motion to vote on the subdivision permit

Mover: David

Second: Laura

Passed

6. Town Plan discussion
 - a. Transportation Plan review
 - b. Review of maps for land use
 - c. Expansion of the Village Center logistics
7. Short Term Rental – contact information review
 - a. Propane leak at the rental house - David will follow up concerning this
8. Old Business
 - a. Bylaw timing
 - b. Church update - needs “legislative action,” nothing is currently in motion
 - c. Board Appointment - Rob, David, Laura have confirmed that they would like to be appointed to stay
 - d. Orvis - should bring it back up at another meeting regarding zoning, etc.
9. Next Meeting will take place on March 25, 2026
10. Adjourn

Motion to adjourn at 7:40pm

Mover: Ben

Second: David

Passed