

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

<u>Members in Attendance:</u> Ben Travis Robert Zeif Laura Hammler David Kiernan Gordon Dossett	<u>Others in Attendance:</u> Nick Zaiac - BCRC Scott Grimm-Lyon - BCRC Kevin Walle Jay Robinson Hunter Kaltsas Patrick
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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. Election of Board Chair

Motion to elect as the Board Chair

Mover: Gordon

Second: David

Passed

5. Approval of the minutes

Motion to approve the January 28, 2026 Planning Board minutes with the addition of more details in the future minutes

Mover: Laura

Second: Ben

Passed

6. Change of Use- Address: 435 South Road (change from fleet services garage to seasonal equipment repair & storage). Applicant: 435 South Road LLC
 - a. Garage has been used as a storage location for equipment, it is under permitted use (commercial industrial zone) - Kiernan
 - b. Planned to be used for storage and repair of out of season trucks and construction equipment
 - c. Performance Standards discussion of changes and additions - Patrick (public member)
 - i. Removal of barb wire fence
 - ii. no change to lighting or parking
 - iii. Noise: should not be a problem, small delivery truck will be in and out of the cite, will be less active than before
 - iv. Control of dust and odors: equipment worked on inside

- v. Screening and landscaping: dead trees taken care of, roof leaks and painting of the outside of the building will be cleaned up
- vi. Hazards - none
- vii. Disposal: a dumpster will be provided on site
- viii. Operation Work hours: around 7am-5pm, rarely on weekends

Motion to close the hearing at 6:21pm

Mover: Ben

Second: Gordon

Passed

Motion to approve the application for Change of Use

Mover: David

Second: Laura

Passed

7. Town Plan Discussion - BCRC

- a. General Comments
 - i. mentioned the Selectboard change (second page of document)
 - ii. "Batten Kill" will remain two words
- b. Introduction
 - i. Add the mention of the Lucy Prints and Randall Lineback cow history
- c. Demographics
 - i. Stress the importance of rural/farming land preservation and resources
- d. Policies
 - i. Remove the mention of shorelines, add something like "waterways"
- e. Natural Resources
 - i. Tree cutting mention in the plan refers to the consideration of pulling back clearing of trees and brush to support scenic resources (guidance to utilize scenic potential)
 - ii. Add clear definition of the Village Center (location)
- f. Transportation
 - i. Add "heading north" under the "uninitiated" to clarify direction
 - ii. Guidance for the Selectboard to consider road speeds is included

8. Utility and Facility Plan

- a. Public Safety
 - i. Add that the Bennington County Sheriff Department be informed on a regular basis
- b. Public Services
 - i. Library: add that previous Sunderland Elementary kids may go to the Manchester library for free passes
 - ii. Solid waste: add promotion of waste reduction via recycling system
- c. Recreation

- i. Plan mentions that the community showed demand on recreation leadership

9. Energy Plan

- a. Consider adding percentage of registered vehicles for reference
 - b. Policies
 - i. Provide information on those who need to get new development
 - c. Compatibility
 - i. Statement about BCRC credibility will be included
- Next steps: BCRC will bring an updated plan to the board to the next meeting for further discussion, then the Selectboard will review for finalization and voting

10. Town plan Discussion concerning citizens

- a. Speeding complaint from the public
- b. Discussion about what can be done about the speed, gravel roads have been helpful on roads with it
- c. This is primarily something for the Selectboard to look into

11. Old Business

- a. Short Term Rentals
 - i. Litter on the road possibly from renters?
 - ii. David is meeting with other towns for insight on their bylaw methods
- b. Basketville property (17.5 acres, 3.5 buildable acres):
 - i. Kevin discussed adding climate control storage units on 1 acre and buildings/houses on the other 2 acres in order to utilize the property
 - ii. Sunderland's lack of 'town water' and 'town sewer' systems may be roadblocks for housing development

12. Next meeting is April 22, 2026 at 6:00pm

13. Adjourn

Motion to adjourn at 7:52pm

Mover: David

Second: Ben

Passed