

**Town of Sunderland Planning Board Meeting**  
**Wednesday April 22, 2026, at 6:00 PM**  
**104 Mountain View Road Sunderland, VT**

<u>Members in Attendance:</u> Ben Travis Robert Zeif Laura Hammler (via Zoom) David Kiernan Gordon Dossett	<u>Others in Attendance:</u> Nick Zaic Scott Grimm-Lyon
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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

Motion to approve the March 25, 2026 Planning Board minutes with the corrections

Mover: David

Second: Gordon

**Passed**

5. Town Plan Discussion with BCRC
  - a. Gordon suggests that the BCRC consider the Planning Board's grammatical comments regarding phrasing of the draft, suggestion for title headings for further organization, may need a special meeting within a month's timeframe to review edits after they have been made
  - b. Edits discussed:
    - i. Emphasize agriculture
    - ii. title change and addition of map (pg. 9)
    - iii. legal definitions of future land use categories and zoning references in appendix
    - iv. the local plan is compatible with the regional plan
    - v. remove the Burrow Rd. settlement area since there are no open lots there (pg. 14)
    - vi. add "we will consider the land size..." (pg. 15)
    - vii. organize disadvantages and advantages (pg. 17)
    - viii. change "linear" to "strip" (pg. 20)
    - ix. number formatting (pgs. 23-24)
    - x. add "Route 7a" (pg. 27)
    - xi. remove the dollar price of the purchase of the school (pg. 41)
    - xii. remove references to ZBA (Annex A, pg. 8, 4)

- xiii. Emphasize swap shop in the bottom section of the body (Annex A, pg. 8, 6)
- c. Questions:
  - i. Where does the documentation of 6% people of color in the Town's population come from? Census, includes all ethnicities aside from white
  - ii. Can the map labels be made more clear for major roads? Reestablishing labels is a complicated and time consuming process so this will not be possible.
  - iii. Is the encouragement for wood biomass for heat sources contrary to the clean air objectives? The state encourages small areas of the use of biomass for small towns.
- d. Rephrasing may cause delays, Gordon mentioned recalling his suggestions for this reason

Motion to accept the plan as a final document

Mover: David

Second: Laura

**Passed**

- 6. PC Board email
  - a. The Town members will have their own professional emails connected to the Town, Laura will update the board on the logistics of this in the future
- 7. Old Business - none
- 8. The next meeting is Wednesday, May 27, 2026 at 6:00pm
- 9. Adjourn

Motion to adjourn at 8:09pm

Mover: David

Second: Laura

**Passed**