

**Town of Sunderland Planning Board Meeting
Wednesday August 26, 2026, 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> Chris Ponessi (Mance Engineering Partners)
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1. Call to order at 6:02 PM
2. Introduction of Board Members
3. Additions or deletions to the agenda - none
4. Approval of the minutes - tabled
5. Hearing for 181 South Road
 - a. The board viewed maps of Lot #2 (owner: Scott and Anne Thompson)
 - b. wood-framed metal 50x100 building, with offices, gravel parking lot, and access for small deliveries, no planned outside storage, 80 ft buffer space
 - c. Deliveries in and out of normal materials 2-3 times/week, deliveries out 1-2 times/day, and regular fedex and UPS trucks
 - d. Lighting: overhead LED and residential style LED, no parking lot lighting
 - e. No fans, but an air control system, control of dust, fumes, and gases
 - f. Landscaping: grass between gravel and building, some space for bushes and flowers
 - g. Material use of paints, stains, wood

Motion to close the hearing at 6:33pm

Mover: Ben

Second: Gordon

Passed

Motion to accept the application as presented for lot #2 MEPPC Landholdings
Incorporated for a 50x100 with 12x54 office attachments

Mover: David

Second: Ben

Passed

6. Review of the Selectboard's revisions on the Town Plan and record of confirmed changes
 - a. Page 5 item 4: omit
 - b. 42 item 3: omit

- c. Opposed to the word “shall” and for it to be replaced with “should” for legal flexibility
 - d. 42 item 9: keep
 - e. 45 item 1: strike
 - f. 45 item 2: keep
 - g. 71 item 3: keep
 - h. 80 item 5: keep
 - i. 73 item 9: keep
 - j. 111 item 5: omit
7. Energy Committee discussion
- a. Jeff Dexter emailed the board about his thoughts
 - b. Many of his suggestions would not necessarily be on an eight year plan, so Rob will respond with encouraging the energy committee to determine solutions for more temporary concerns, while also communicating with the Selectboard
8. Discussion for the updates for bylaws, STRs, village center, etc. will be in September or October.
9. Old Business - none
10. The next meeting is September 23, 2026 at 6pm
11. Adjourn

Motion to adjourn at 7:32pm

Mover: David

Second: Laura

Passed