

Planning Commission
Town of Sunderland, Vermont

April 27, 2016

A meeting of the Planning Commission (Commission) of the Town of Sunderland (Town) was held on Wednesday, April 27, 2016, at the Sunderland Town Offices pursuant to the Warning fixing the time and place of the meeting.

The members present in person were Peter Luca, Ed Bove, John Stuermer, Lily Van Haverbeke and Scott York.

Also present at the meeting were Andrea Brophy, Nathan Brophy, Scott Brophy and Paul Greineder of On Point Land Surveying, all representing the Brophy Land Trust.

Mr. Luca, Chair of the Commission, called the meeting to order at 7:00 p.m. Ms. Van Haverbeke recorded the minutes of the meeting.

The first order of business to come before the Commission was the approval of the draft minutes of the March 23, 2016 meeting of the Commission. Upon motion duly made and seconded, the minutes were unanimously approved.

The next item of business was a review of the proposed two-lot subdivision of lands owned by the Brophy Land Trust at 785 North Road. Mr. Greineder presented a new survey map of the proposed subdivision to the Commission and explained that the new map addressed issues raised by the Commission at its pre-application review of the subdivision at the March 23, 2016 meeting. The Commission then discussed setback requirements for improvements to the lots and asked for information on existing and proposed primary and replacement wastewater disposal fields and the status of state wastewater permits for the lots. After discussion, Mr. Bove moved to approve the issuance of a permit to allow the two-lot subdivision as shown on the Preliminary Proposed Subdivision Survey by On Point Land Surveying contingent on the issuance of State of Vermont Wastewater Permits. Mr. York seconded the motion which was then unanimously approved by the Commission.

Mr. Stuermer then discussed zoning complaints he has received and the Commission discussed methods of approach on these zoning issues.

The next item of business was the work session on updating the Town's Zoning Bylaws (Bylaws). Mr. Bove provided the Commission with several documents on updating Bylaws and changes mandated by Vermont Statutes since 2004. He explained that he will review the current Bylaws and prepare a draft document incorporating all changes since 2004 which the Commission can then review and discuss. He noted that the last review of the Bylaws was in 2011 and 2012.

The next regularly scheduled meeting of the Commission will take place on Wednesday, May 25, 2016, at 7:00 p.m. at the Sunderland Town Offices.

There being no further business to come before the Commission, and upon motion duly made and seconded, the meeting was adjourned.

Respectfully submitted,
/s/ Lily Van Haverbeke
Lily Van Haverbeke