

Planning Commission
Town of Sunderland, Vermont

June 29, 2016

A meeting of the Planning Commission (Commission) of the Town of Sunderland (Town) was held on Wednesday, June 29, 2016, at the Sunderland Town Offices pursuant to the Warning fixing the time and place of the meeting.

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

Also present at the meeting were Karen Walla, Kevin Walla and Jason Walla.

Mr. Bove, Chair of the Commission, called the meeting to order at 6:37 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 May 25, 2016 meeting of the Commission. Upon motion made by Mr. Stuermer, seconded by Mr. York, the minutes were unanimously approved.

There being no old business to address, the next item on the agenda was the informational meeting with Karen, Kevin and Jason Walla on the former Basketville property on Route 7A. Mrs. Walla explained that the Wallas have entered into a contract to purchase the former Basketville property and wanted to discuss change of use and parking with the Town. At present, their intention is to convert the property to retail although all plans are not firm at this time. Mr. Bove explained that the property is located in the Rural Commercial Residential zoning district and that under the Town Zoning Bylaws retail is a permitted use in that district. The Commission and the Wallas then discussed parking calculations for retail use. Mr. Bove explained that a change of use of the property will require a public hearing in accordance with Section 3.6.11 of the Sunderland Zoning Bylaws. The Commission also recommended that the Wallas contact the Vermont Department of Transportation since the property is located on a state highway and also contact the Bennington County Regional Commission for additional information on proposed state plans for that portion of Route 7A.

The next item of business was an update on current development in the Town. Mr. Stuermer noted that an Act 250 amendment has been submitted to the Vermont Natural Resources Board by Jake Kolar for construction of a four-bedroom, single-family residence and poultry barns with associated access road and utilities for a 132 acre parcel of land located on North Road. He also noted that Moo Canoe LLC has received Land Use Permit 8B0626 from the District 8 Environmental Commission for the demolition of the existing building located on the easterly side of Route 7A and the two adjacent houses located on the westerly side of Route 7A. The applicant has until October 1, 2017 to complete the permitted work. Mr. Stuermer then reviewed Town Zoning permits issued since the May 2016 meeting.

The next item of business was the work session on updating the Town Zoning Bylaws. Mr. Bove reviewed the State of Vermont interactive maps used in land planning and discussed some options available to the Commission.

The Commission then discussed the new Vermont Solar Siting Bill. Mr. Bove also noted that the Town of Winhall has filed a proposed updated Town Plan with all surrounding towns and a copy is available for review at the Town Office.

There being no further business to come before the Commission, and upon motion duly made and seconded, the meeting was adjourned at 8:35 p.m.

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