

Planning Commission  
Town of Sunderland, Vermont

March 23, 2016

A meeting of the Planning Commission (Commission) of the Town of Sunderland (Town) was held on Wednesday, March 23, 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 Nathan Brophy, Scott Brophy and Paul Greineder representing the Brophy Land Trust, and David Mooney representing Moo Canoe.

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 January 5, 2016 and February 24, 2016 meetings of the Commission. Upon motion duly made and seconded, the minutes were approved.

The next item of business was a pre-application discussion on a proposed two-lot subdivision of lands owned by the Brophy Land Trust at 785 North Road. Mr. Greineder presented a preliminary map of the proposed subdivision to the Commission. After discussion, the Commission suggested the proposed boundary lines be readjusted to eliminate the non-conforming 50-foot-wide strip of land serving as an entrance from North Road to the property and that the applicants return to the Commission with a new proposed subdivision map for discussion.

The next item of business on the agenda was the proposed demolition of the Battenkill Canoe building on the east side of Route 7A and two buildings on the west side of Route 7A, all owned by Moo Canoe. Mr. Mooney explained that the owner of these buildings wished to demolish the buildings and was required to obtain approval from the District Environmental Commission as part of the Act 250 process. The application to the District Environmental Commission required the completion of a Municipal Impact Questionnaire (Questionnaire) by the Town. Mr. Mooney requested the Town complete the Questionnaire and after discussion the Commission determined that there were no issues in completion of the Questionnaire.

The next item of business was the work session on updating the Town's Zoning Bylaws (Bylaws). Mr. Bove noted that changes have been made to state law that impact the Bylaws and that he will prepare a draft of the Bylaws incorporating changes made in 2004, 2011 and 2015. The Commission will then undertake to review this draft. The Commission also discussed potential additional changes needed to address new issues in the Town and the process it would employ in its review of the Bylaws.

The next item on the agenda was any new business. The Commission discussed potential new projects in the Town and the need to review the Route 7A corridor. Ms. Van Haverbeke noted that the G-NAT TV Community Bulletin Board listed an incorrect meeting schedule for the Commission and that she would notify G-NAT TV of the correct schedule.

The next regularly scheduled meeting of the Commission will take place on Wednesday, April 27, 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