**DRAFT These Minutes are subject**

 **to change and are not final**

**until approved.**

**Planning Commission Town of Sunderland, Vermont May 30, 2018**

 A meeting of the Planning Commission (Commission) of the Town of Sunderland was called on Wednesday, May 30, 2018, 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, Tucker Kimball, Scott Magrath and Lewis Hebert. The Commissioners present constituted a quorum of the Commission. Also present at the meeting was Missy Bell-Johnson, Zoning Administrator.

Members of the public in attendance were: Winfield Robinson, Chris Heins, Peter Haggerty, Margot Page and Ed Connor.

Chairperson, Ed Bove called the meeting to order at 6:06 pm. Ms. Bell-Johnson recorded the minutes from the meeting. Introductions were made.

The first order of business to come before the Commission was the approval of the agenda. Mr. Kimball motioned to approve the agenda as written. Mr. Magrath seconded the motion and all voted in favor. Mr. Hebert then motioned to approve the draft minutes from the April 25, 2018 meeting, Mr. Magrath seconded the motion and all voted in favor.

The second order of business to come before the Commission was the Final Plat Hearing on the Haggerty/Hideaway Lane Subdivision. Under review was a map of the entire property with building envelopes, the limited roadway, lot descriptions and information on adjacent land owners along with a list of drawings completed for the project, and identified land that will remain undeveloped. Mr. Heins presented information previously requested by the Commission. He also stated that a requested letter from the State of Vermont Agency of Natural Resources on stream alteration was pending. Conditions needed on the final mylar were discussed and agreed to. Public comment was requested from those in attendance and there was no comment.

Mr. Hebert motioned to close the hearing and to make a condition the Findings of Fact and Conclusions of Law the approval of a state stream alteration permit if needed. Mr. Magrath seconded the motion and all voted in favor.

Mr. Robinson then spoke of his continued frustration with the level of noise coming from the data processing facilities on Old Camp Road. Ms. Bell-Johnson provided an update on a recent decibel study at the site and explained the potential for future modifications that may have an effect on the level of noise. Mr. Bove mentioned that there is a 30-day appeal period to the Environmental Court and offered that if the noise level was above the 60-decibel level proscribed by the Findings of Fact and Conclusions of Law for the recent changes of use, then a notice of violation could be issued. Mr. Robinson mentioned obtaining the possibility of a second decibel reading using a state calibrated instrument owned by a local snowmobile club. Ms. Bell-Johnson offered to follow up with Mr. Robinson to provide additional information on the appeal process.

Ms. Page and Mr. Connor then spoke of their concerns regarding a proposed solar farm in a rural residential district and posed questions to the Commission. Mr. Bove provided background information regarding the company (Conti) that may be seeking approval from the state, gave a description of the project at issue and gave a brief description of the Public Service Board’s (PSB) responsibilities in requests such as this. Mr. Bove went on to give an update on the Town of Sunderland’s Energy Plan and reviewed the process for its approval and integration with the Town Plan. Mr. Bove concluded that the Energy Plan has been drafted to allow alternative energy sites at specific locations in town which does not allow for solar fields in the location at issue. If the Energy Plan and Town Plan can move through the approval process quickly, the PSB may not approve Conti’s request to move the proposed site to Sunderland, but stressed that the approval process will take several months. It was also mentioned that Green Mountain Power is opposed to the proposed site in Sunderland.

The Commission was questioned about what can be done to prevent Conti from moving forward with the project. Mr. Bove suggested that those concerned continue to stay involved and keep their voices heard, and to look at coming agendas for the Select Board and the Planning Commission and attend all meetings pertaining to this issue.

Following the Conti discussion, the draft Town Plan was reviewed by the Commission and Mr. Bove reviewed recent changes made to the document. He asked the commissioners to fully review the document and get back to him with any suggested changes by late in the week. A special meeting in conjunction with a regular meeting for public comment will be held on July 11, 2018 as a first step in getting the draft Town Plan approved.

The zoning administrator then provided an update on a very busy month.

The Planning Commission will not be meeting in the month of June. The next meeting of the Planning Commission is scheduled for July 11, 2018.