

SUNDERLAND PLANNING BOARD MEETING MINUTES	SUNDERLAND TOWN CLERK'S OFFICE Received for Record Date: <i>JANUARY 16, 2012</i> Time: <i>11:50 AM</i>
Date: January 11, 2012	Attest: <i>Rose M. Keough</i>

Board Members Present: Roy Johnson, Chairman, Fran Whitaker, Peter Luca, Edward Bove, Edward Toth

Others Present: Ellis Speath, Ryan Downey, John Beddows, Bruce Whitaker

Mr. Johnson called the meeting to order at 7:00 PM.

Minutes of December 14, 2011

Mr. Luca made the motion and Mr. Toth seconded the motion to accept the above minutes. Motion carried.

Old Business

Sunderland Hill LLC Subdivision

The purpose of the Planning Board's meeting on this date (January 11, 2012) is to review the final plat plan of the Sunderland Hill LLC Subdivision. Ellis Speath and Ryan Downey of Speath Engineering presented the above on behalf of the parcel owner accompanied by maps of the site proposal.

Mr. Luca made a motion to accept the Selectboard Minutes of January 3, 2012 and requested the minutes be included in the Planning Board minutes of this date indicating the Selectboard's agreement to said proposal presented on January 3, 2012 conditional on the Road Foreman, Marc Johnston's, final approval concerning grading. Mr. Toth seconded the motion – motion carried.

The Planning Board received a Letter of Credit regarding the above. As of the date construction is started a bond would be based upon an engineer's itemized estimate regarding the same. At that time a financial institution would be selected either by the Sunderland Planning Board or the Sunderland Selectboard to post said bond for such amount. Mr. Bove made the motion that the condition of the final permit is going to say the same thing that essentially the bond is to be in place before construction starts and the Selectboard will make said decision. Mr. Luca seconded the motion. Motion carried.

Mr. Luca stated his concern over the fact that no principals involved have ever been personally seen or letters from the same and he wondered about the authority of Speath Engineering regarding this matter. Mr. Speath said he had a verbal agreement with the sole owner of said property, Mr. Robert Campbell. Mr. Fred LaTorella and Attorney John P. Zampino are authorized to sign all necessary documents, including acceptance of the conditions that the Planning Board imposes on said subdivision. The Planning Board was given a Power of Attorney regarding the above.

(January 11, 2012 minutes cont.)

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Speath Engineering has contacted CVPS regarding a work request order for utility placement and to date have had no response.

Mr. Luca requested that the Sunderland Zoning Administrator get full copies of all documents pertaining to this subdivision, which are to be recorded in the Sunderland Town Clerk's Office.

With no further business before the Planning Board, Ms. Whitaker made the motion and Mr. Toth seconded the motion to adjourn the meeting at 9:00 PM. Motion carried.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kay H. Kwasniewski".

Kay H. Kwasniewski
Secretary to the Planning Board

Sunderland Selectboard Regular Meeting Date: January 3, 2012	SUNDERLAND TOWN CLERK'S OFFICE Received for Record Date: 1-6-2012 Time: 11:55 AM Attest: <i>Dee M. Keough</i>
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Board Members Present: Steven Bendix, Joseph Boutin, Bruce Whitaker, Mark Hyde

Others Present: Ellis Speath, Ryan Downey, Peter Luca, Maria Timmerman, Rick Timmerman

Note: Session televised by GNAT-TV

Mr. Bendix called the meeting to order at 7:00 PM.

Minutes of December 20, 2011

Mr. Boutin made the motion and Mr. Whitaker seconded the motion to accept the minutes of this meeting. Motion carried.

Old Business

Sunderland Hill LLC Subdivision

Mr. Ellis Speath and Mr. Ryan Downey of Speath Engineering were present and gave the Board a presentation regarding a proposed 23-lot subdivision located off Sunderland Hill Road being lands formerly owned by heirs to Ann Montgomery. At the last meeting of the Selectboard held on December 6th a number of concerns were raised regarding said subdivision and said concerns were addressed as follows –

Road Name – the name Campbell Way for the small spur road and Mountain View Road was requested to be submitted as official names for the above. Mr. Boutin made the motion and Mr. Whitaker seconded the motion that Mountain View Road be accepted. Motion carried.

Signage - a map of said subdivision was shown to the Board and a selection for said signage was described which would meet all of the town's specifications. Mr. Boutin made the motion and Mr. Hyde seconded the motion regarding the Board's approval for said signage placement. Motion carried. The Sunderland Planning Board will give final approval regarding the above.

Utilities – no above ground utility lines will be visible from Sunderland Hill Road. It is hoped that access will be from the North Road with above ground lines through a wooded area. CVPS will be contacted regarding this matter.

Turning Lane and Bike Lane - a proposal regarding this was explained. The turning lane would be 12 feet wide with appropriate striping. A temporary 10-foot construction easement was requested from the town to make sure all grading is in place and landscaping and drainage works properly. All ditching will follow the town's road standards. A three-foot wide bike lane is planned according to the town's requirements.

Mr. Hyde made a motion and Mr. Whitaker seconded the motion that the above had the Board's approval conditional on the Road Foreman, Marc Johnston's, final approval. Motion carried.