

**SUNDERLAND PLANNING
BOARD MEETING MINUTES**

Date: February 8, 2012

SUNDERLAND TOWN CLERK'S OFFICE
Received for Record

Date: *February 14, 2012* Time: *1:50 PM*

Attest: *Rae M. Joseph*

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

Others Present: Bruce Whitaker, Judy Edmunds, Joseph Boutin

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

Minutes of January 25, 2012

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

Old Business

Town of Sunderland Zoning By-Laws

Members of the Board discussed proposed revisions regarding the Zoning By-Laws.

New Business

Flood Plain Mapping

Mr. Luca is planning to meet with Mr. Lee Krohn, Planning Director and Zoning Administrator for the Town of Manchester, to discuss options about issues pertaining to the above.

Battenkill Inn Proposed Conversion

The Board discussed the permit application submitted by Ms. Judy Edmunds on behalf of the Dutch Raven LLC to convert the Battenkill Inn into a three- unit apartment complex. The Inn is located in the roadside commercial zone at 6342 Route 7A in the Town of Sunderland.

After a lengthy discussion regarding the proposed application, the permit was granted based on a review of Section 6, particularly Sections 6.11, 6.13.9 and 7.18 of the Town's Zoning Regulations.

As per Section 6.11, the applicant provided a Site Development Plan that met all criteria established in Section 3.6. The building is located in he Roadside Commercial District. The Board found the change from a bed and breakfast to a three-family unit house was from one commercial use to another, similar type of, commercial use. The occupancy in the three-family dwelling would be less than currently is allowed in the bed and breakfast. There would be no alteration in the building's exterior, grounds or landscape. The existing parking area would be adequate for the proposed number of occupants. Finally, in the review of the criteria in Section

(February 8, 2012 minutes cont.)

Page 2.

6.13.9, the applicant demonstrated that the impacts on neighborhood character, traffic, noise, vibration, odor, smoke, dust and glare as well as impact on adjacent neighbors would be equal to, and in most cases, less than the existing use. Based on the information presented, the Board voted 4 to 0 to approve the application subject to the applicant providing necessary documentation from the local Fire Chief and sewage and water authorities that the proposed three-unit apartment met their safety and other requirements. The documentation must be presented to the Zoning Administrator within 30 days of this hearing before the permit can be issued.

Town of Sunderland Zoning Administrator Position

Mr. Luca will place an advertisement in the Bennington Banner, the Manchester Journal and on the Town Web Site regarding this position.

With no further business before the Planning Board the meeting was adjourned at 8:30 PM.

Respectfully submitted,



Kay H. Kwasniewski
Secretary to the Planning Board