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| <p><b>SUNDERLAND PLANNING BOARD MEETING MINUTES</b></p> <p><b>Date:</b> October 10, 2012</p> | <p><b>SUNDERLAND TOWN CLERK'S OFFICE</b><br/> Received for Record<br/> Date: <i>October 15, 2012</i> Time: <i>1:35 PM</i><br/> Attest: <i>Rose M. Kough</i></p> |
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**Board Members Present:** Roy Johnson, Peter Luca, Fran Whitaker, Edward Toth, David Kiernan

**Others Present:** Gordon Black, John Cueman, John Ward, John Stuermer, Steve Briere, Joe Robinson, Jamie Paustian, Douglas Hyde

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

**Minutes of September 12, 2012**

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

**Old Business**

**Sunderland Hill LLC Subdivision**

An extension of the permit for the above, due to delays in their Act 250 permit, was approved by the Sunderland Planning Board.

**Zoning Permit Application – Jack Appelman**

The Planning Board conducted a continuation of the above hearing scheduled previously for the September 12<sup>th</sup> meeting of the Board. The purpose of the hearing was the request of a change of use permit from Vacant to Professional/Commercial in the former Basket Barn on Route 7A. The property is located in the RCR District. After a lengthy discussion regarding signage and parking concerns and due to the fact that the applicant at this time, did not submit a Site Plan, Mr. Luca made a motion and Mr. Toth seconded the motion to have a continuance of this hearing after a Site Plan is received by the Board. Motion carried.

**New Business**

**C&W Properties – Change of Use of Existing Structure – Town of Sunderland South Road**

Mr. Ward stated that an additional tenant, White Mountain Cable, is now an occupant on the above property. The Board questioned this, since there had never been an occupancy application or a Site Plan presented to the Board regarding this matter. A number of concerns were voiced such as an uncompleted fire pond on the property. This renders the pond non-operative and therefore it has not received the necessary approval by the Arlington Fire Department. There was also concern about the number of vehicles parked outside the facility, debris filled dumpsters, the location of these, etc. The Planning Board members, as well as the Arlington Fire Chief, Jamie Paustian, showed great unease over these issues.

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It was also determined that there was a violation of Act 250 as well. The original purpose of this building was for storage only with no vehicles parked outside. Fire Chief Paustian informed Mr. Ward that he would inspect the fire pond situation in a week and the Planning Board informed Mr. Ward they would be making a Site Visit on Thursday, October 18<sup>th</sup>, to address all matters of concern. Mr. Toth made the motion and Mr. Kiernan seconded the motion to schedule a Special Planning Board meeting on October 24<sup>th</sup> for the purpose of following up on the status of the violations in question. Motion carried.

The above meeting was adjourned at 8 PM.

Respectfully submitted,

A handwritten signature in cursive script, reading "Kay H. Kwasniewski".

Kay H. Kwasniewski  
Secretary to the Planning Board