

**SUNDERLAND PLANNING  
BOARD MEETING MINUTES**

**Date:** November 14, 2012

**SUNDERLAND TOWN CLERK'S OFFICE**  
Received for Record

Date: *November 19, 2012* Time: *12:25 PM*

Attest: *Rose M. Gough*

**Board Members Present:** Roy Johnson, Peter Luca, Fran Whitaker, David Kiernan,  
John Stuermer

**Others Present:** James Ayrey, Sally Ayrey, Sandy Wilcox, Howard Wilcox, Alan Hess,  
Paul Greineder, Edward Bove

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

**Minutes of October 10, 2012 and October 24, 2012**

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

**New Business**

**Zack/Hill Boundary Line Adjustment**

Mr. Paul Greineder of On POINT Land Surveying located in Dorset, Vermont, gave the Board an update on the matter of a boundary line adjustment between lands of the Stuart Hill Estate and lands of Gary and Kathleen Zack. Mr. Greineder presented the Board with a letter from the State of Vermont Department of Environmental Conservation stating there will be negligible impact on the water and sewer services on the properties in question, which qualifies for Exemption Number 1-304(a)(11)(A)ii of the Environmental Protection Rules. This being the case, the exemption was granted. There are two easements to said property and said easements are in place. After discussion Mr. Kiernan made the motion and Mr. Luca seconded the motion to approve this line adjustment. Motion carried.

**Old Business**

**Applejack Art Partners – Change of Use Hearing (continued from October 10, 2012)**

Mr. Bove informed the Board that a recess request was received regarding the above until December 12, 2012 because of a parking issue in relation to the State of Vermont's right of way.

(November 14, 2012 minutes cont.)

Page 2.

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

Mr. Bove is unable to complete the findings on the above until he receives a letter from the Arlington Fire Department Chief, James Paustian.

The above meeting was adjourned at 8:30 PM.

Respectfully submitted,

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

Kay H. Kwasniewski  
Secretary to the Planning Board