

Planning Commission
Town of Sunderland, Vermont

Minutes - July 8, 2015

A meeting of the Planning Commission (Commission) of the Town of Sunderland (Town) was held 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, Peter Luca, Lily Van Haverbeke and Scott York. The member present via telephone was John Stuermer.

Also present representing Hill Farm Property LLC (Hill Farm), were David Mooney of David W. Mooney Architects and John Wright of Mance Engineering Partners P.C.

Mr. Luca, Chair of the Commission, called the meeting to order at 7:00 p.m. Ms. Van Haverbeke recorded the minutes of the meeting.

The first order of business to come before the Commission was the approval of the minutes of the June 10, 2015 meeting. Upon motion duly made by Mr. Stuermer and seconded by Ms. Van Haverbeke, the minutes were unanimously approved.

The next item of business was the public hearing on Phase II of the development of the Hill Farm property consisting of the conversion of the animal barn, currently under construction, to an event barn; a new restaurant building; a new spa building including a one-bedroom apartment for a maintenance employee; one new two-bedroom cottage and a new parking area and walkways. Mr. Mooney reviewed the proposed plans for the development and the reasons for the proposed revisions. He indicated that Hill Farm has received approval for the conversion of the animal barn to an event barn from the Vermont Land Trust. He also indicated that the local fire, police and rescue squad services have indicated that the development will not have an adverse impact on local services and that an Act 250 Hearing is scheduled for Thursday, August 6, 2015 on the Phase II proposals. The Act 250 Hearing will take place at the Sunderland Town Offices. The Commission then discussed the various aspects of the development with Mr. Mooney and Mr Wright. The Commission reviewed, among other issues, the proposed occupancy figures for the event barn, traffic for the event barn and restaurant operations, lighting on the property and operations of the event barn. Mr. Stuermer indicated that the Town will paint stripes on Hill Farm Road for a pedestrian walkway and will also install two signs for the walkway. Costs for the walkway and signs will be borne by Hill Farm and the Town will invoice Hill Farm for these costs. Ms. Van Haverbeke then made a motion to recess the hearing, seconded by Mr. Bove. The motion was unanimously approved, and the public hearing was recessed.

The Commission then discussed the application of Hill Farm for the Phase II development and the terms and conditions of the Commission's Findings of Fact. The Commission will prepare and issue its Finding of Fact within 45 days of the date of this hearing.

The next item of business to come before the Commission was the proposed re-adoption of the Sunderland Town Plan. Mr. Bove presented the proposed Town Plan to the Commission and discussed the changes and updates being made. The Commission discussed the changes and

the adoption procedures required by Vermont Statute. Mr. Luca will deliver copies of the Town Plan along with a letter and Notice of Public Hearing to all required parties to meet the statutory notice requirement. The public hearing on the revised Town Plan will be scheduled for Thursday, August 13, 2015. Upon motion duly made by Mr. Bove, seconded by Mr. Stuermer, the Commission unanimously approved providing the thirty day notice, report and draft Town Plan to all required parties and setting the public hearing on August 13, 2015.

The Commission then reviewed the proposed draft Junk Ordinance prepared by the Selectboard and determined that as long as the ordinance is consistent with the Zoning Bylaws, the Commission would have no objection to the proposed ordinance.

The Commission then discussed the Letter of Final Determination, received from the Federal Emergency Management Agency, and the adoption procedures for Sunderland's Flood Insurance Rate Map and recommendations for adoption procedures to the Selectboard.

The next item of business was a discussion of a recent solar question. The Commission concluded that it would be beneficial to have a joint discussion on solar questions that have been recently raised with the Selectboard.

The next meeting of the Commission will take place on Thursday, August 13, 2015 at 7:00 p.m. at the Sunderland Town Offices.

There being no further business to come before the Commission, and upon motion duly made and seconded, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

/s/ Lily Van Haverbeke

Lily Van Haverbeke