

TOWN OF SUTTON
Sutton Planning Commission & Development Review Board Meeting
at the SUTTON FIRE DEPARTMENT
October 22, 2025 @ 5:30 pm

Open Meeting:

- Call to Order: Adam called the meeting to order at 5:35pm.
- Members Present: Robert Simms, Adam Bruggeman, Kate Buonanno, Scott Cunningham
- Members Absent: Kurt Nygren (resigned) and Paula Biltmore
- Introduce Public: Paul Brouha and Joe Solinsky

- Adam asked if there were any additions or deletions to the agenda. Joe asked to be added to the agenda. He wanted to discuss his past subdivision permit application. Joe was added to New Business.
- Kate asked to add a deliberative session to discuss personal (Kate and Kurt leaving- this is Kate's last meeting). Adding a deliberative session to this meeting was discussed in the last month and Kate forgot to add it to the agenda.

- Approve minutes from September 24, 2025: Kate made a motion to approve the minutes. from September 24, 2025, Scott seconded it. All were in favor. The motion passed unanimously.

New Business:

- ~~None~~
- **Joe Solinsky Past Subdivision Permit Application Discussion:** Adam ask Joe what he would like to discuss. Joe explained that it had been stated that there was an error in his permit application, and he said that he wanted to find out what it was so that in the future he did not make the same mistake again. He passed out a page of the application to members present and gave Paul a copy also (because Paul used to be on the Board, Joe said he might as have a copy too). Paul asked if the application had been approved. Joe confirmed that it was. Joe said that this was the same application that had been approved, the same application was approved, he did not have to fill out a new one. Adam asked why Joe was bringing this up. Joe replied that he was bringing this up because of the newspaper article. Joe said that he wants to know where the error is in the application or "we will need to clarify what was stated in the paper about my application." Rob asked what the paper said. Joe explained that in the newspaper article Adam made a statement that there was an error in the application that forced Joe to reapply, and it was not due to DRB interference. Joe read a section of the article.
Adam asked Joe for clarification. Adam asked when the application was from. Joe confirmed that it was from last year (24'). Adam explained that he cannot discuss the application without any kind of notice, without any time to review the application, or the minutes from the application from a year ago. Adam said that if Joe would like to bring

the whole file to the next meeting, then they can go through it. Adam said that there were a lot of events that happened, and the application was approved.

Paul offered the suggestion that this agenda item should be added to the next meeting so that Adam has a chance to look at the record so that everyone can get up to speed.

This concern is coming out of a newspaper article that was printed.

This will be added to the next meeting agenda to discuss.

Old Business:

- **Tabitha Homes new application discussion (not a Hearing):** Scott said that from the last meeting he was going to put together an email to Mr. Ng with notes from the review, and he did do that, and the email was sent out. Scott said that he has not received an email back from Mr. Ng.
Paul said that he read the proposed easement for access to the septic system. Paul said that he does not think it (the easement) does what he (Mr. Ng) thinks it does. It does not seem to provide for the part of the property that is outside of the subdivision that is also served by the same system. The easement only address access for lots 1 and 2 and it also does not address use for lots 1 & 2. Paul is questioning whether the easement really what he (Mr. Ng) thinks it does. Scott said that the DRB still needs responses from Mr. Ng. Paul asked about a change of use permit for Act 250 if he was asked to do that, Scot said he had. This will be tabled until next meeting.
- **FEMA Floodplain updates:** Rob told the group that he and Scott had met with people from the US Geological survey (who have been contracted with FEMA) online, through Zoom, about a month ago to start to review the new floodplain maps that have been just issued. They were supposed to have a follow up meeting to see how the new maps compare to the old ones, however, then the Government shutdown and so the whole thing has been put on hold. This will be tabled until next month.
- **Town Plan updates:** Paula was not present to give an update. Rob said that he is going to reapply for the municipal planning grant. The previous application had been turned down. Rob received review of the application, and he said he now has that. He will resubmit it in November. This will be tabled until next month.
- **Act 181 update:** Rob said that he and Scott had attended a Selectboard meeting last month to discuss this. He gave an overview of the Act. In the presentation they explained what is in the act going over the different tiers and what those include. NVDA would like to know if the Village of Sutton would like to change their designation to Tier 1B, which would loosen restrictions and provide some incentive for the Town and especially developers to increase the housing stock in the Town. The other big piece of this is the revision to future land use maps for the entire region to create consistency in communities. They compared the preliminary maps to the current Town Zoning maps at the Selectboard meeting and there was concern expressed particularly in an area around rte5 that is designated currently as industrial and in the new maps that whole corridor along 5 in now “General Rural” and that sounds like a significant conflict. At the meeting, the Selectboard felt like we should stick with the current zoning. NVDA wanted feedback about how the conversation went. NVDA explained that Town Zoning takes presidents over Regional Land Use mapping that there is not reason to be concerned

about that. Rob said that they have not yet been able to make that clear to the Selectboard. The Land Use map is for guidance only. Rob said that Alison Low from NVDA would like to attend via zoom at the next Selectboard meeting to answer questions about this issue.

Other Business:

- **The next meeting date will be discussed due to falling so close to the Thanksgiving holiday:**

The Board discussed the November and December meetings due to holidays. They decided to move the November meeting to the 19th and hold December's meeting on December 17th. Scott made a motion for November 19th and December 17th, Kate seconded it. All were in favor. The motion passed unanimously.

- **Deliberative Session:** Kate made a motion to go into Deliberative Session. Scott seconded it. All were in favor. The motion passed unanimously. Kate Made a motion to come out of Deliberative session Scott seconded it. All were in favor. The motion passed unanimously.

Adjourn the meeting: Kate made a motion to adjourn the meeting session, Adam seconded it. All were in favor. The motion passed unanimously. The meeting adjourned at 6:56pm.