

**Sutton Planning Commission & Development Review Board Meeting**  
**at the SUTTON FIRE DEPARTMENT**  
**June 25, 2025 @ 5:30 p.m**

**Open Meeting:**

- **Call to Order:** Adam the Vice Chair called the meeting to order at 5:31pm
- **Members Present:** Robert Simms, Adam Bruggeman, Kate Buonanno, Paula Biltmore and Scott Cunningham
- **Members Absent:** Kurt Nygren
- **Introduce Public:** Chris and Kathy Devereaux (to discuss their subdivision application and Dennis Royer (as a member of the public).
- **Approve minutes from May 28, 2025:** Paula made a motion to approve the minutes from May 28, 2025, Rob seconded it. All were in favor. The motion passed unanimously.

**New Business:**

- **Devereaux Application Discussion (not a Hearing):** Adam asked Mr. and Mrs. Devereaux to clarify questions about their application including if there were any other subdivisions in the last five years, wetlands, covenants, or restrictions that would affect the land use. They established that there are not. All the land has road frontage. The 10.1+/- acre piece already has a driveway that has been there for many years. Adam asked questions about a spring that in on the property, there are spring rights to the 10.1 ac lot. Adam asked about the abutters and discussed who may need notice of the subdivision. The Devereaux's will add Bill Evans" (as an Abutter") to be safe. Adam asked if they will be requiring any restrictions or covenants for the new lots, and Chris confirmed that they are not. They plan to exit Current Use. The Devereaux's said that the paperwork was sent in last week. There were no other questions. The Hearing date was set for July 16<sup>th</sup>, 2025. Adam went over the procedure for the Hearing and the logistics for public notice.

**Old Business:**

- **FEMA Floodplain updates:** Rob said that this is in progress. No new updates.
- **Town Plan:** Paula is continuing with focus groups to gain input from folks regarding the best practices to go about getting input from people in the town. She met with the fire department last month; they talked about the maps that are coming for regionalization. They talked about the Town Plan and Paula gave them an overview of that. She said, there may be a few people from the meeting that are interested in getting involved with the town Plan and in making sure the Town avoids Regionalization. They are interested in helping us host a food event to get other people to come.
- **Act 181 update by Rob:** Rob explained that at our last meeting the folks from NVDA discuss how Act 181 affects the region and Sutton. The question was posed by NVDA at the meeting about changing our Tier Status under the new designation. Rob said that it is not clear to him what the benefit is to the Town to change the Town's status from

status quo to Teir 1B. Rob said that he thinks we should have an informational meeting with the Select Board and present what NVDA presented to us and get feedback from the Select Board to see how to proceed with this. Rob said he can put together the presentation to the Selectboard outlining the options and what the incentives are (with more clarity from NVDA). Paula read her notes from the meeting with NVDA about the Tier change. Rob would like to present to the Selectboard at their September meeting. He would also like to present to the Selectboard the FEMA Flood Plain update. Kate will notify Patti to see if this can be added to the Selectboard agenda.

**Other Business:**

- **Discuss meeting in July:** The Board decided to move the July DRB/PC meeting to July 16<sup>th</sup> to be the same day as the Devereaux Hearing.

**Adjourn the meeting:** Paula made a motion to adjourn the meeting. The motion was seconded by Kate. All were in favor. The motion passed unanimously at 6:00pm.

Respectfully submitted,  
Kate Buonanno (Scribe)