

ZONING BOARD OF ADJUSTMENT/PLANNING COMMISSION MEETING

May 17, 2012

MINUTES

Meeting Called to order: 6:37 PM

Members Present: Tom Fierravanti, Chair; Suzy dePeyster; Colleen Scholz, clerk; John LaVecchia, Z.A.; Judy Boehlert; Lisa Robinson; Jean Eisenhart, Alternate

Others Present: Chris Ponessi of Speath Engineering

Minutes of April 19, 2012 meeting-read-motion to approve made by Suzy & Seconded by Jean, approved unanimously.

Zoning Administrator Report:

John reported he had a message left from Dave Manse, Surveyor. He had attempted to do the survey for the subdivision for Tudor and Kauffman; Lelia came out of the house & said they were not going to proceed with the land swap. Therefore, Dave packed up and left the premises. John also spoke with Lelia, she told him she would not be able to attend the hearing.

The board decided to postpone the hearing until the next meeting to be held June 21, 2012. Both parties must be in attendance. It was also discussed that if this issue goes beyond 60 days of the original date of application, it would have to be turned over to the town's attorney to determine if the deeds are legal or should be declared null and void.

Milo Tudor arrived late to the hearing. Tom explained to Milo that no decision can be made until both parties can be present. John explained that the subdivision regulations require the plat/map shows the original parcel and the subdivision as related to the whole.

Tom offered to see Lelia and ask her to attend the next meeting.

No need to warn the hearing again-original warning is sufficient.

New Business:

Chris Ponessi of Speath Engineering, on behalf of Elizabeth Martineau & John McClellan, submitted the final Plats for the subdivisions & boundary adjustment.

Boundry adjustment per sheet FP-1 of 1

63.05 acres from Elizabeth M Martineau to New England Forestry

50 acres from Elizabeth M Martineau to Christopher Kimball

Motion to approve by Judy and seconded by Suzy, approved unanimously.

Subdivision-per sheet FP-1 of 1

203.45 acres and homestead owned by Elizabeth M Martineau to be divided as follows:

60.09 acres with original homestead-lot #1-contingient on approval of Water Supply, Waste Water permit

143.36 acres – Lot #2-Deferred

Adjustment to be made to make 50 ft right of way along Pantaleon Rd to meet set back requirement per Board's request.

A motion was made to approve Subdivision by Judy and seconded by Suzy- approved unanimously.

Planning commission:

Tom distributed copies of the Ordinance for Signs, dated 11/07/2011-no need for the Zoning Board to take any action

Judy discussed posting the approved minutes each month on the website: www.sandgatevt.org a motion to approve was made by Suzy and seconded by Judy-unanimously approved

A motion was made to recommend to the Select Board that the Town of Sandgate participate in the National Flood Insurance Program by Judy, seconded by Colleen, Jean abstained-all others approved.

The board agreed to continue working on the Bylaws at the next meeting when discussion on driveways will be on the agenda.

Next Meeting is scheduled for Thursday June 21, 2012 @ 6:30 pm

Motion was made by Jean to adjourn the meeting & Suzy Seconded the motion.

Meeting Adjourned at 7:50PM

Respectfully Submitted,

Colleen Scholz, Clerk