

Approved: May 21, 2014

Planning Commission / Zoning Board of Adjustment Minutes

April 16, 2014

1. 6:35 PM - Meeting called to order by Judy Boehlert
2. Members Present: Judy Boehlert, Chair; Michael Mazzola, Clerk; Patricia Hall; Lisa Robinson; Suzy DePeyster and Zoning Administrator, John LaVecchia,; and Guest: Greg Nilsen.
3. Minutes from March 20, 2014 approved as submitted
4. Zoning Administrator's Report: Mr. LaVecchia issued a porch addition permit for 5163 Sandgate Rd.
5. Hearing opened at 6:50 PM: Vermont Estate Home Builders LLC Conditional Use Permit
Vermont Estate Home Builders represented by Greg Nilsen
 - a. Mr. Nilsen stated that all plans would stay the same as the 2007 Permit request with the exception of possibly building a smaller house that would fit in the same proposed footprint. All imposed conditions from the previous hearing would be satisfied.
 - b. Mr. Nilsen submitted a letter from the Sandgate Road Foreman, Michael Hill, stating, "(Vermont Estate Home Builders') driveway is not dumping excess water into Swearing Hill (Road) creating any problems." This suggests that Condition #21 of the Conditional Use Permit of 09/06/07, regarding erosion to the right-of-way, has been satisfied.
 - c. In regard to the Fire Department Review, Mr. Nilsen stated that he has tried to contact Jamie Paustian, Arlington Fire Chief, with no success. It was determined that the Zoning Administrator would contact Mr. Paustian.
 - d. Responsibility for road maintenance on the Swearing Hill Road right-of-way was discussed. Mr. Nilsen maintained that his responsibility begins at the gate before his property.
 - e. Set date for site visit: 5:30 PM on May 21, 2014. Meet at Town Hall.
 - f. Hearing was adjourned at 7:20 PM and will continue on May 21, 2014.
6. Other Business which may come before the Board: Ms. DePeyster questioned an issue regarding the Federal Emergency Management Agency (FEMA) and flood prone areas. Mr. LaVecchia stated that they are reopening a comment period and that The Town Of Sandgate has no comment to make at this time.
7. The meeting was adjourned at 7:30 PM: Moved by Ms. DePeyster, seconded by Mr. Mazzola, unanimous.

Next Meeting: May 21, 2014

Respectfully submitted,

Michael A. Mazzola, Clerk