

APPROVED MINUTES

ZONING BOARD OF ADJUSTMENT / PLANNING COMMISSION

MAY 19, 2015

1. 6:35 PM: The Meeting was called to order by Judy.
2. Members present: Judy Boehlert, Chair; Michael Mazzola, Clerk; Suzy dePeyster, Joe Nolan. Guests: Jim Henderson, BCRC; Tyge Rugenstein, Crown Maple. Joe Nolan was welcomed as a new member of the ZBA/PC.
3. Review of minutes of 04/15/15: Approved as submitted.
4. Zoning Administrator's Report: John reported he has had no additional interaction with Reggie Tschorn.
5. Updating the Town Plan – Jim Henderson: 2015 marks 5 years since the Plan was last updated and several new areas are now required to be added by the State. Jim Henderson has volunteered his assistance and has drafted a flood resiliency section, titled "Flood Hazard Areas and River Corridors". Judy asked members to review for discussion at the next meeting on June 17, 2015.

Other additions will include: an "Economic Development" section with a focus on the "working landscape" for Sandgate and updated data and demographics. The Town Plan should also mesh with the Hazard Mitigation plan once final approval of this document is received. Jim recommended that the "Forest Stewardship Atlas" be referenced in the Town Plan. He plans to continue to attend our meetings until the Plan is completed. The target for completion is late summer to early fall.

6. Judy indicated that Jim Sullivan is prepared to make a presentation on "Essentials of Land Use Planning and Regulation". She will arrange for him to make a presentation when the Board is up to full membership. We currently have one open position.

7. Tyge Rugenstein of Crown Maple, LLC & Madava Sugar Maple LLC attended the meeting regarding plans for excavation work adjacent to Sandgate Road. The site is approximately 3.5 miles up the road on the left hand side just past Norton Brook. John Lavecchia visited the site with Tyge and did not note any issues. The Plan is to level out a pad approximately 50' x 175' and ideally place the removed dirt on the right side of the road. A map indicating the location as a "RO Center Site" was presented. No issues were noted by the Board.
8. The Meeting was adjourned at 7:40 PM. Motioned by Mike, seconded by Joe, unanimous.

Next Meeting: June 17, 2015

Respectfully Submitted,

Judy Boehlert, Acting Clerk