

APPROVED AS AMENDED (Attachments removed) 07/15/17

ZONING BOARD OF ADJUSTMENT / PLANNING COMMISSION

JUNE 17, 2015

1. 6:35 PM: Meeting called to order by Judy
2. Members Present: Judy Boehlert Chair and Acting Clerk; Suzy dePeyster; Betsy LaVecchia and John LaVecchia, Zoning Administrator. Members absent: Michael Mazzola; Joe Nolan. Guest: Jim Henderson, BCRC.
3. Review of minutes of 05/19/15: Approved as submitted.
4. Zoning Administrator's Report: John reported no new issues.
 - a. John was asked to contact Reggie Tschorn regarding his proposed boundary line adjustment and the PC's request for additional information.
 - b. Suzy brought up Vermont Residential Energy Code. Compliance with these Codes applies to new homes and additions, alterations, renovations and repairs for the area of the home worked on. The builder or home owner determines whether a project needs to comply. It was suggested that our Zoning Permit form include a section to show compliance. John will look into it.
5. Updating the Town Plan: Jim Henderson
 - a. The current Town Plan needs to add at least two new elements: flood resiliency and economic development. Jim had distributed "Flood Hazard Areas and River Corridors" for review at the last meeting (Attachment I). Members were asked to continue review of this document by comparing it to the Policies and Actions area of Section 4.2 of the current Town Plan focusing on items #2, 4 and 7. To be discussed at the next meeting.
 - b. BCRC does a Town Plan Review with the Planning Commission every other year. Jim presented this year's review of our Town Plan (Attachments II and III).
 - c. Discussion included the following:
 - i. Training for Board members including case studies.
 - ii. Sandgate needs to develop a Capital Plan.
 - iii. Impact of large maple sugaring operations on roads and the Use Value Program. Is it an agricultural activity?
 - d. Action Items: PC members should review all of the documents presented as well as the current Town Plan and note any issues for discussion at the next meeting.

6. The Meeting was adjourned at 7:40 PM. Motioned by Suzy, seconded by Betsy, unanimous.

Next Meeting: July 15, 2015

Respectfully Submitted,

Judy P. Boehlert, Acting Clerk