

Town of Sandgate, Municipal Office

Sandgate, Vermont

Planning Commission / Zoning Board of Adjustment

Unapproved Meeting Minutes for Wednesday, 17 May 2017 7 PM

- Present: Judy Boehlert, Chair
Betsy LaVecchia, Clerk
Brad Kessler
Michael Mazzola
Joe Nolan
Hal Wilkins, Zoning Administrator
- Chair Judy Boehlert called the meeting to order at 7 PM
- Public comments: None
- The minutes of the 15 March and 19 April Planning Commission meetings were approved.
- Discussion Items:
Brad Kessler asked about current noise standards. ZA Wilkins will provide the Planning Commission with information and regulations from neighboring towns.
- Comments and information from the Zoning Administrator:

Colehamer Septic System Referral

Mr. Colehamer has been referred to the DEC office for more specific information related to the new Water Supply and Wasterwater Disposal Rules.... and the state permit process

Letter to resident operating a junkyard

The Zoning Administrator has send a letter to the property owner, advising of the formal complaint that has been brought to the attention of the ZA and of the Town's regulations that apply to junkyards.

Planning Commission Chair Boehlert and Highway Dept. head Mike Hill also inspected the property and agreed that it warranted ZA action.

Compliance reports re property transfers

The ZA has provided a compliance report on a Rupert Road property transfer..... the Bennington attorneys involved have been invoiced for the administrative work.

Comments from Catherine Bryars / BCRPC

Chair Boehlert attended a presentation by the BCRPC concerning the new / soon to be applicable energy standards (Act 174) that are to be incorporated in the Town Plan. ZA Wilkins attended a similar information meeting in Windsor County and is assembling information for Planning Commission review prior to the June meeting.

A brief discussion concerning the need to maintain the character of Sandgate ensued, reinforcing the need to seek comments and support from Sandgate residents for the protection / preservation of agricultural lands, open lands, forests ridgelines, etc.

Greg Neilson / Swearing Hill Road

The Zoning Administrator has had preliminary discussions with Mr. Nielson regarding the possible construction of a seasonal camp for a neighbor (Owner of Country Estates...?). This is a matter that will be regulated by the State – and not by the Town – and Mr. Neilson has been provided with the appropriate ANR / DEC regulations that apply to the use of a seasonal residence.

There is some buyer interest in the “little white house” adjacent to the town firehouse and garage. Details to follow at the June meeting.

There was no new or other business to discuss and the meeting was adjourned at 7:05 PM.

The next meeting of the Sandgate Planning Commission / ZBA is scheduled for 6:30 PM on Wednesday, 21 June 2017 in the Town Office.