

Town of Sandgate Municipal Office
3266 Sandgate Road, Sandgate, Vermont 05250

Planning Commission / Zoning Board of Adjustment
Meeting Minutes for Wednesday, 20 Sept 2017 at 6:30 PM

- Present: Judy Boehlert, Chair
Betsy LaVecchia, Clerk
Joe Nolan
Brad Kessler
Hal Wilkins, Zoning Administrator

- Absent: Michael Mazzola

- Chair Judy Boehlert called the meeting to order at 6:30 PM

- Public comments: None

- Agenda for current meeting was approved by Brad, seconded by Joe.

- The minutes of the 21 June Planning Commission meeting were approved; Brad motioned to approve, Joe seconded the motion.

- Discussion Items:
 - Ongoing discussion of property on Sandgate Rd. with numerous animals in front yard, cars parked close to the road. The Selectboard maintains continued attention to this issue.

 - Hal and Judy reminded members about the 21 September BCRC dinner meeting / presentations in Peru.
 - Topics: Bromley Mountain expansion plan, stream protection, acceptance of town plans, etc. (Information sheet attached)

 - Sample noise ordinance performance standards. Questions about the difference between the noise of agriculture versus the noise of "suburbia." Hal discussed the advantage of using the terms "undue adverse effect" and the reasonable/unreasonable factor. If it is adverse, it is having an impact beyond someone's right to farm.

- Recent zoning permit activity: Pike, Kastner, Carthusian Foundation, Perra, Merrow
- West Road Residential Development – additional discussion about stone-lined ditches versus vegetative soils
- Flood Resilience, Wind Energy. We are looking for proper language for our town plan e.g. wording about it being essential to protect agricultural lands and ridgelines; discussion about cell towers, etc.
(Sample bylaw revisions from BCRC)

Other business:

Future meeting items re: Updating Zoning bylaws and the Town Plan.

There was no other business to discuss.

Brad motioned to adjourn the meeting; Joe seconded the motion. The meeting was adjourned at 7:10 PM.

The next meeting of the Sandgate Planning Commission / ZBA is scheduled for 6:30 PM on Wednesday, October 18, 2017 in the Town Office.