

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

Planning Commission / Zoning Board of Adjustment

Meeting Minutes for Wednesday, 18 April 2018

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

Absent: Mike Mazzola, Joe Nolan

- Chair Judy Boehlert called the meeting to order at 7:05 PM

- Officers were elected. Brad nominated Judy Boehlert as Chair; seconded by Betsy. Judy nominated Betsy LaVecchia to be clerk; seconded by Brad.

- Public comments: None

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

- The minutes of the 15 November 2017 Planning Commission meeting were approved; Judy motioned to approve, Betsy seconded the motion.

- Discussion Items:
 - Judy commented that there are several relevant issues coming up this month that will affect Sandgate. Hal described some of the wind turbine issues.

 - Zoning Administrator Comments:
 - Carthusian Foundation Activities were discussed by Hal.
 - Judy asked about a screening ordinance and whether that is something we should consider for Sandgate. Hal explained that there are towns that have screening ordinances which are based on how much you can see, almost like a filter, and which will also vary by the season. This and examples of energy plans, are something Hal will research for the future. Brad asked how much energy independence does a town obtain by having things like solar panels and wind turbines.

- Hal discussed some of the additions and edits we will be considering for the town Plan. Forest fragmentation and the resulting animal movement is a topic that will be considered.
- Planning and Zoning Changes: Hal discussed the Mapping Work and the corrections that are being made to the maps. We will get correct mapping over the course of the summer. Dean Russell, a surveyor and mapper, has current files and can scan surveys and check the deeds that we have to put together the most accurate property map for Sandgate. This would allow surveys to connect back to the property map.
- Hal mentioned that there is some new activity in the town, requests for new buildings, reconstruction, renovation, and/or requests for new access.

Other business: None.

Future Meeting Items: Judy requested possibly getting help from BCRC and/or Jim Henderson so we know what resources we will need to revise our Town Plan. We may work to get a grant for some of the writing help. (State to town to regional planning.)

Brad raised a question of how Crown Maple deals with water, flushing, pumps and reverse osmosis. Hal offered to research this further.

Brad motioned to adjourn the meeting; Judy seconded the motion. The meeting was adjourned at 8:05 PM.

The next meeting of the Sandgate Planning Commission / ZBA will be held at **7:00 PM** on Wednesday, May 16 or on June 20th, 2018 in the Town Office.