

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

**Planning Commission
Meeting Minutes (Draft) for Wednesday, 20 February 2019 Meeting
7:00 PM - Sandgate Municipal Office**

Present: Judy Boehlert, Chair
Brad Kessler
Joe Nolan
Sheila Kearns
Caroline Kimball (participating by phone/FaceTime)
Hal Wilkins, Zoning Administrator (ZA)
Guest: Stuart Stevens

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

No members of the public were in attendance.

After reviewing the minutes of the April 18, 2018 meeting, no correction or additions were made. Sheila Kearns moved that the draft be approved, Brad Kessler seconded the motion and the members approved the draft.

After reviewing the minutes of the November 20, 2018, no corrections or additions were made. Brad Kessler moved that the draft be approved, Joe Nolan seconded the motion and the members approved the draft.

The Chair requested that someone volunteer to be appointed as Clerk/Recording Secretary. Sheila Kearns volunteered.

The Zoning Administer (ZA) presented a list changes that will be made to the Sandgate Property Maps. Brad Kessler and Joe Nolan requested clarification of the meaning of some of the changes in the list and the ZA provided explanations.

Enlarged copies of BCRC solar and wind resources maps were not ready so review was postponed to a later meeting

The ZA presented a copy of the letter sent by the Selectboard to Star Wind Turbines, Inc. The letter expresses support for the company's application to the VT Public Utilities Commission for a Certificate of Public Good for the construction of three wind turbines

on the property of the Equinox Foundation on the northwest side of Lake Madeline. The ZA also noted that discussions have occurred between Crown Maple, the Equinox Foundation and Star Wind regarding wind generated power for the operations of Crown Maple.

The ZA reported that enforcement actions are proceeding against the Chunks Brook Rd. property owner. The Selectboard will be seeking a lien on the property for unpaid fines.

The ZA gave notice to the board of a pending boundary line adjustment for the property of Suzanne and Valerie DePeyster at 5833 Sandgate Road. The ZA stated that boundary line adjustment and conveyance of acreage to Valerie DePeyster is in conjunction with the Current Use Program and does not require approval of the Zoning Commission.

The Chair requested that the ZA consult with the BCRC about planning procedures and grant funding for revisions to the Town Plan and Zoning Bylaws to address Flood Hazard Regulations, Act 171 (Forest Fragmentation) requirements, and Energy Resources.

Brad Kessler made a motion to adjourn the meeting. The motion was seconded by Joe Nolan. The meeting was adjourned at 7:44 PM