

Approved 04/20/2016

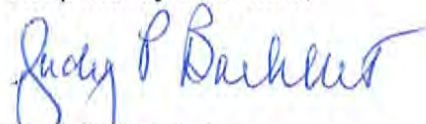
PLANNING COMMISSION/ZONING BOARD OF ADJUSTMENT

Wednesday, February 17, 2016

1. Meeting called to order at 6:30 PM by Judy.
2. Members present: Judy Boehlert, Chair and Acting Clerk; Betsy LaVecchia; Suzanne dePeyster; and, Joe Nolan. Members absent: Michael Mazzola. Also present: John LaVecchia, Zoning Administrator. Guests: Gary Ameden, John Woods
3. Review of Minutes of 11/18/15. Approved as submitted.
4. Zoning Administrator's Report: John reported Permits issued: Shed on Keary property, Sandgate Road; Garage on McAlvanah property, Rupert Road, and Remodel of camp with no change of use on Wilkins property, Chunks Brook Road.
5. Wuerslin-Tschorn Boundary Line Adjustment. This is a continuation of a discussion begun at the March 18, 2015 meeting. Attorney Gary Ameden presented a revised drawing and a draft Warranty Deed for review. John LaVecchia reported that he had spoken with VLCT regarding any state issues with this action and there were none. Suzanne motioned to approve the Boundary Line Adjustment, Betsy seconded, unanimous. A question was raised as to a fee for a Boundary Line Adjustment. The Selectboard (Suzanne dePeyster) will look into it. This would be the means for the Zoning Administrator to be compensated for his time.
6. Other matters: John Woods reported that he is considering purchase of a house and property at the end of Wilcox Hollow Road. The existing house is in F2 and is about 1100 sq.ft. This is too small for his family and he asked if he would be allowed to add an addition of 1000-1500 sq. ft. The Board saw no issues with adding an addition to an existing house, however, he was cautioned to make sure that his septic system will support the number of bedrooms he is planning.
7. The Meeting was adjourned at 7:15 PM. Moved Suzanne, seconded by Betsy, unanimous.

Next Meeting: March 16, 2016.

Respectfully submitted,



Judy P. Boehlert

Approved 05/18/2016

Planning Commission/Zoning Board of Adjustment Minutes

Wednesday, April 20, 2016

1. Meeting called to order at 6:30 p.m. by Judy Boehlert
2. Members present: Judy Boehlert, Chair and Acting Clerk; Betsy LaVecchia; Suzanne dePeyster. Members absent: Joe Nolan, Michael Mazzola. Also present: John LaVecchia, Zoning Administrator. Guests: John and Mary Doherty on behalf of Fierravanti.
3. Election of Chair and Clerk - unanimous: Judy Boehlert was elected Chair and Betsy LaVecchia was elected Clerk.
3. Review of Minutes of February 17, 2016. Approved as submitted.
4. Zoning Administrator's Report:
No new permits since the past meeting.

There is an issue as to the transfer of the property at the top of Wilcox Hollow Road, previously owned by Regulska and Curry. It was sold and documents were submitted to Town Hall., including a Mylar. In reviewing the documents, John LaVecchia noted that a Boundary Line Adjustment had been made between the Regulska/Curry property and property of Reggie Tschorn. It was also noted that the parcel numbers were out of date (from a 2007 document). As specified in the Sandgate Subdivision Regulations, Boundary Line Adjustments are to be submitted to the administrative Officer (John LaVecchia) and approved by the Planning Commission prior to implementation.

The Planning Commission reviewed the Boundary Line Adjustment and agreed with the change. However, John will notify the parties involved that the Mylar will need to be amended to reflect the current parcel numbers. The fee for review of the documents must be submitted.

5. John and Mary Doherty submitted a boundary-line adjustment plan for the Fierravanti property. The adjustment transfers 2 acres from Tom Fierravanti to Karen Fierravanti thus enlarging her lot size from 25 to 27 acres (Note: the Karen Fierravanti property has recently been sold). This size lot is qualified for the Current Use program. This submission was

unanimously approved by the Board.

6. Zoning Administrator's Report Continued:

The Barrieu property on West Road was brought to the Zoning Administrator's attention because of a reported number of "junk" vehicles on the property. John visited the property and noted that, from the road, only operable vehicles were visible. Mr. Barrieu told him that he uses the vehicles for spare parts. The Zoning Board agreed that Mr. Barrieu is in compliance with the Town Zoning Bylaws as the unregistered vehicles are not visible from the road. John will make Mr. Barrieu aware that the state considers more than 4 inoperable vehicles on a property a "junk yard".

7. The meeting was adjourned at 7:10 p.m. Moved by Suzy, seconded by Betsy, unanimous.

Next meeting: May 18th, 2016

Respectfully submitted,



Betsy LaVecchia

Approved 7/20/16

Minutes

Planning Commission/Zoning Board of Adjustment

Wednesday, May 18, 2016

1. Meeting called to order at 6:30 p.m. by Judy Boehlert
2. Members present: Judy Boehlert, Chair; Betsy LaVecchia, Clerk; Suzanne dePeyster. Members absent: Joe Nolan, Michael Mazzola. Also present: John LaVecchia, Zoning Administrator.
3. Review of Minutes from April 20, 2016. Approved as submitted.
4. Zoning Administrator's Report:
1 permit has been issued for a firewood shed to Mr. Broberg.

5. Other Business:

Suzy raised a question, which arose at the Select Board meeting, regarding standards for driveways. The Selectboard is responsible for approving all curb cuts. However, if access is changed from, for example, agricultural use to residential use, compliance with the Zoning Bylaws, Section 7.4, is also required. The Zoning Administrator was asked to ensure any Permit requests comply.

Judy raised a question about the date of the next meeting, which would typically be scheduled for June 15th. However, June 15th is the date for the Spring Planning and Zoning Forum. John LaVecchia also cannot attend a possible meeting in Sandgate on June 15th. The Board agreed to cancel June 15th. Next meeting will be in July.

6. The meeting was adjourned at 6:45 p.m. Moved by Suzy, seconded by Judy, unanimous.

Next meeting: July 20, 2016

Respectfully submitted,


Betsy LaVecchia

Minutes: Approved October 19, 2016
Planning Commission/Zoning Board of Adjustment

Wednesday, July 20, 2016

1. Meeting called to order at 6:30 p.m. by Judy Boehlert
2. Members present: Judy Boehlert, Chair; Betsy LaVecchia, Clerk; Suzanne dePeyster, Joe Nolan. Members absent: Michael Mazzola. Also present: John LaVecchia, Zoning Administrator.
3. Review of Minutes from May 18, 2016. Approved as submitted.

4. Zoning Administrator's Report:

The Garrisons applied for permission to extend the porch on rear of their home. They indicated that it would be 94 feet from the river, and requested the Zoning Board's approval. The Zoning Bylaws specify a minimum of 100 feet.

The Zoning Board and Zoning Administrator visited the Garrison property and discussed the addition. Board voted to approve the request based on the following: the property is well above the Green River and flooding did not occur at the designated site during Hurricane Irene. Moved by Suzy, seconded by Joe.

5. Other Business:

None

6. The meeting was adjourned at 6:57 p.m. Moved by Suzy, seconded by Betsy, unanimous.

Next meeting: August 17, 2016

Respectfully submitted,



Betsy LaVecchia