

Planning Commission/Zoning Board of Adjustment

Approved Minutes - Wednesday, March 15, 2017

1. Meeting called to order at 6:30 p.m. by Judy Boehlert
2. Members present: Judy Boehlert, Chair; Betsy LaVecchia, Clerk; Brad Kessler (replacing Suzy DePeyster, retired,) Joe Nolan. Members absent: Michael Mazzola.

Also present: Hal Wilkins, replacing John LaVecchia as Zoning Administrator,

3. Review of Minutes from Oct. 19, 2016. Approved as submitted.
4. Jody Boehlert was re-elected as Chair. Betsy LaVecchia was re-elected as recording secretary.
4. Zoning Administrator's Report:
No significant activity to report. There were some property transfers.
5. Other Business: None
6. The meeting was adjourned at 6:52 p.m. Moved by Brad, seconded by Joe, unanimous.

Next meeting: April 19, 2017

Respectfully submitted,
Betsy LaVecchia

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

Planning Commission / Zoning Board of Adjustment

Meeting Minutes for Wednesday, 17 May 2017 at 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 Wastewater 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.

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

Planning Commission / Zoning Board of Adjustment

Approved Meeting Minutes for Wednesday, 21 June 2017 6:30 PM

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

- Chair Judy Boehlert called the meeting to order at 6:30 PM
- Public comments: None
- The minutes of the 17 May Planning Commission meeting were edited and approved.
- Discussion Items:
Hal and Judy reminded members about the BCRC Land Use Planning Workshop on 06/28/2017.

Hal reviewed the erosion and landslide issues with Jim Henderson and no action is planned at this time.

Hal distributed an example of a Noise Ordinance for review and for consideration of making a recommendation to the Select Board.

- Comments and information from the Zoning Administrator:

Hal mentioned the property with numerous vehicles (junkyard) and noted that this issue is still being addressed.

Zoning Permit activity:

- 1 resident would like to buy a 68-acre piece of land.
- Another resident is interested in a 160-acre parcel on West Rd.

The question of a Noise Ordinance was raised, as there has been some mention/concern over noise-related activity in town.

Other business:

Concern over Property on Sandgate Rd. with numerous animals in front yard, cars parked very close to the road on a blind bend, and children who are often near the edge of the road, or crossing it. There were questions about public driving safety, children's safety, animal welfare.

There was no other business to discuss.

Mike motioned to adjourn the meeting; Joe seconded the motion. The meeting was adjourned at 6:52 PM.

The next meeting of the Sandgate Planning Commission / ZBA is scheduled for 6:30 PM on Wednesday, July 19, 2017 in the Town Office.

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.

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

Planning Commission / Zoning Board of Adjustment

Meeting Minutes for Wednesday, 15 November 2017 at 6:30 PM

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

Absent:

- Chair Judy Boehlert called the meeting to order at 6:30 PM
- Public comments: None
- Agenda for current meeting was approved by Mike, seconded by Brad.
- The minutes of the 20 September Planning Commission meeting were approved; Brad motioned to approve, Mike seconded the motion.
- Discussion Items:
 - Hal described the kinds of questions/inquiries that have come in recently. One topic has been a challenge with septic systems. Original question was request to expand; add a bedroom, which raises septic issues. This is in fact a topic for the state, not for the Planning committee.
 - Hal and Judy mentioned that the Selectboard has also been discussing the Johnson property and the question of safety of the children who are sometimes in the middle of the road. There has been a formal written complaint to the town.

- Hal will be sharing a spreadsheet with the Planning Board of any requests that come in (which usually consists of sheds, garages, etc.)

- Hal requested that **winter meetings for the 2017-18 year begin at 7:00 p.m. rather than 6:30. This was approved by the board.**

Other business:

Discussion about unregistered cars, Chunks Brook Rd. and the water quality initiative.

Revising our Town Plan is on our ongoing agenda (once it reaches its 8 years.)

There was no other business to discuss.

Mike motioned to adjourn the meeting; Brad seconded the motion. The meeting was adjourned at 7:05 PM.

The next meeting of the Sandgate Planning Commission / ZBA is scheduled for **7:00 PM** on Wednesday, December 20, 2017 in the Town Office.