

**Town of Sandgate**  
**Planning Commission Minutes — Monday, 27 May 2019 Meeting**  
**7:00 PM — Sandgate Municipal Office**

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**Present: Judy Boehlert, Sheila Kearns, Caroline Kimball (via telephone), Hal Wilkins  
(Zoning Administrator)**

**Not present: Brad Kessler, Joe Nolan**

1. The meeting was called to order by Judy Boehlert (Chair) at 7:12 pm
2. There were no amendments or additions to the agenda.
3. No members of the public were present
4. The departure of Judy Boehlert from the board was announced. Judy made a call for a volunteer to become the new chair or for a motion to be made to nominate a new chair. Caroline Kimball nominated Sheila Kearns and Judy seconded the nomination. Sheila commented on her nomination asking the PC/ZBA take into account her newness to the area and her need for support in developing knowledge of the town and PC/ZBA procedures. Judy called for a motion to name Sheila chair and Caroline seconded the motion. Judy and Caroline voted to approve the motion. Sheila will begin her tenure as PC/ZBA chair with the June 19, 2019 meeting
5. The draft minutes from the February 20, 2019 were reviewed. No corrections or additions were made. Sheila made a motion to accept the February minutes as drafted, Caroline seconded the motion and the members present unanimously approved the minutes.
6. Hal Wilkins (ZA) reviewed information he wished to bring to the attention of the PC/ZBA.
  - a. Recent/ Pending zoning matters and application activity:
    - i. COTIAUX property, 82 WEST RD garage permit.
    - ii. Hansen property, 4756 Sandgate Road building permit
    - iii. Wood property, 3767 West Sandgate Road. Property cleanup.
  - b. Property mapping: ZA requests PC/ZBA members provide input on corrections/changes since last review of update requests sent to map contractor. PC/ZBA members had no further input.
  - c. ZA provides handout: BCRC Draft of outline and questions to be used by the Town of Peru in updating the Energy Efficiency chapter of their town plan. Judy noted that there may also be copies of sample chapters in the materials she has provided to Sheila.

- d. Update on Equinox Foundation / Star Wind Turbine Installation: They are proceeding with the process of seeking a Certificate of Public Good as discussed during the February 2019 PC/ZBA meeting.
- e. ZA again noted that discussions have occurred between Crown Maple, the Equinox Foundation and Star Wind regarding wind generated power for the operations of Crown Maple. Jason Day of Star Wind invited will be attending the June 19, 2019 PC/ZBA meeting to review the project. ZA suggested that Crown Maple also be invited to the meeting to discuss possible coordination with the Equinox Foundation and Start Wind. Sheila requested that Crown Maple not be invited unless they had already met with Star Wind for initial discussions of the potential project.
- f. Enforcement action against the Chunks Brook property discussed at the February 2019 PC/ZBA meeting is now being moved to the Environmental Court.

7. Zoning Bylaws / Town Plan

The board discussed how to proceed with Zoning Bylaw and Town Plan updates. The BCRC document prepared for the Town of Peru will act as the starting point for an Energy Efficiency chapter. The Chair advised Sheila that Catherine Bryars should be the BCRC point of contact for grants for Zoning Bylaws and Town Plan updates. The ZA noted that there is a VLCT Spring Planning & Zoning Forum on June 18, 2019 at the Lake Morey Resort that Sheila might want to attend. Sheila will check her schedule and inquire about funding from the Town to attend.

The ZA also suggested that while the PC/ZBA is looking at Energy Efficiency and Forest Fragmentation the issue of ridgeline development also be considered. There was general agreement that should be done.

8. The Chair called for a motion to adjourn the meeting. Sheila made the motion to adjourn. Caroline seconded it and a unanimous vote to adjourn at was recorded at 7:40 pm