

**Town of Sandgate
Planning Commission Minutes Wednesday,
January 15, 2020
Sandgate Municipal Office**

Present: Brad Kessler, Sheila Kearns, Joseph Nolan, Bill Henry (Zoning Administrator).

Absent: Caroline Kimball, Stuart Stevens

1. The meeting was called to order at 7:00 PM by Sheila Kearns (Chair)
2. No members of the public were present
3. After reviewing the draft minutes of the September 18, 2019 minutes of the Planning Commission Meeting, Joe made a motion to approve the minutes, Brad seconded the motion and the minutes were approved unanimously.

4. Zoning Administrator, Bill Henry:

- Transition status.
- Permit activity: issued and pending.
- Status of violations active and pending (Grogan/ Telford, Dobson, Walters).

The Zoning Administrator's full report is appended to these minutes.

5. Bill reported that the Select Board had requested that he investigate a property on Tudor Road that is designated as a seasonal camp but that is being used as a full-time residence. He will review the file for the property, visit the site, and report on any possible action.
6. Sheila and Bill agreed to meet to review the Town Plan and Zoning Bylaws to identify and needed revisions or updates and to prioritize specific items to tackle first. The Planning Commission will meet next month to review and plan tasks.
7. At 8:00 PM Brad made a motion to adjourn, Joe seconded it and the motion was approved unanimously.

Notice concerning the next meeting of the Sandgate Planning Commission will be posted on the town website and at the Town message boards during the week before the proposed meeting.

Addendum: Zoning Administrator Report

TOWN OF SANDGATE
ZONING ADMINISTRATOR
ACTIVITY REPORT- JANUARY 15,2020

1) TRANSITION STATUS

- ONE MEETING WITH PREDESSOR.
- COMPLETED REVIEW OF FILES AND BYLAW.

2) PERMIT ACTIVITY

- PAUL DOUCETTE, 954 HAMILTON HOLLOW, REPLACE EXISTING PORCH.
- STEPHEN MCAWARD, 97 WOODSGIFT LANE, NEWRESIDENCE AND REPLACE OLD RESIDENCE WITH A GARAGE, ZBA APPROVAL REQUIRED DUE TO SET-BACK ISSUES.
- NONE PENDING.

3) STATUS OF VIOLATIONS

A) GROGAN/TELFORD, 1337 CHUNK'S BROOK ROAD:

- MET WITH ATTORNEY MERRILL BENT IN MANCHESTER, SIGNED AFFIDAVITS ATTESTING TO STATUS AND DEFENDANTS FAILURE TO CURE OR APPEAL.
- RECEIVED JUDGEMENT ORDER DATED OCTOBER 2, 2019, DEFENDANTS GIVEN 30 DAYS TO REMOVE VEHICLES AFTER WHICH TOWN CAN REMOVE. TOWN CAN RECORD A LIEN TO RECOVER COSTS.
- ARRANGED FOR BROWNELL TO TOW VEHICLES (LABLANC HAD NO INTEREST).
- ARRANGED FOR RICK DAHM, CONSTABLE, TO PROVIDE SECURITY (SHERIFF HAD NO INTEREST?).
- AT SITE ON A FRIDAY, DEFENDANTS OBJECTED, CALLED STATE POLICE WHO SHOWED UP, TWO VEHICLES WERE REMOVED.
- AT SITE THE FOLLOWING MONDAY TO FIND VEHICLES WRAPPED IN BLACK PLASTIC. DECISION MADE TO HAVE COURT REVIEW "SCREENED FROM VIEW" BYLAW PROVISION. APPEAL WAS FILED AND DECISION PENDING. COURT REQUESTED COSTS INCURRED WHICH WAS SUPPLIED.

B) JOBSON, 3767 WEST SANDGATE ROAD:

- PREVIOUS ZONING ADMINISTRATOR HAD GIVEN 30 DAYS TO ANY NEW PURCHASER OF THE KAREN WOODS PROPERTY TO REMOVE THE ABANDONED VEHICLES, SCRAP, AND WASTE MATERIAL. THE CLOSING WAS OCTOBER 2, 2019. NEW OWNER CONTACTED ME TO DISCUSS THE VIOLATIONS AND STAUS OF CLEAN-UP. AFTER CONSIDERING ISSUES WITH DELAYED CLOSING, WEATHER, CASELLA INABILITY TO DELIVER DUMPSTERS, ETC. AND OWNER'S STATED DESIRE TO CLEAN UP THE PROPERTY, OWNER WAS GIVEN UNTIL MARCH 31, 2020 TO COMPLY.

C) WALTERS, 190 SWEARING HILL ROAD:

- A REAL ESTATE LISTING HAD BEEN IDENTIFIED LISTING A SECOND RESIDENCE PARTIALLY COMPLETED ON THE PROPERTY.
- OWNER IS A NEW JERSEY RESIDENT. MET AT THE PROPERTY. OWNER CLAIMED UNAWARE OF TOWN PERMIT (POSSIBLE ACCESSORY DWELLING UNIT} AND STATE WATER AND WASTEWATER PERMIT REQUIREMENTS. (DUE TO PROXIMITY TO EXISTING HOUSE, SUBDIVISION WITH SETBACK REQUIREMENTS WOULD NOT BE MET).
- OWNER AGREED TO STOP FURTHER CONSTRUCTION (BARN CONVERSION}, SAID HE WAS NOT PLANNING TO SELL AT THIS TIME AND AGREED TO APPLY FOR THE PROPER PERMITS BEFORE COMPLETING CONSTRUCTION.

D) TAFOYA,1361 CHUNK'S BROOK ROAD:
- GROGAN ISSUED COMPLAINT ON INOPERABLE VEHICLES ON THIS PROPERTY.
OBSERVED THREE VEHICLES.WILL PURSUE.

WILLIAM G. HENRY
ZONING ADMINISTRATOR