

**Town of Sandgate
Planning Commission Minutes
Wednesday, July15, 2020**

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

Absent: Stuart Stevens

The meeting was called to order by Sheila Kearns at 7:06 pm

No members of the public were present

1. There were no changes or additions to the agenda except to correct the date from May 20 to July 15.
2. Minutes of the 5/20/2020 meeting were reviewed, and a correction was made to the address for the Donahue property. The corrected minutes were approved unanimously.
3. Minutes of the 6/24/2020 special meeting of the Zoning Board of Adjustment were reviewed and were amended to add references to the supporting documents that will become an addendum to the minutes and the discussion of the compromise reached between Attorney Thrasher and the board was amended to reflect that ZA Bill Henry proposed the compromise. The corrected minutes were approved unanimously.
4. Zoning Administrator's Report:
 - Zoning compliance letters issued: i) 103 Mazzola Drive ii) 680 Lincoln Lane
 - No new permits issued.
 - Permit applications in process:
 - Sean Donahue, Bear Town, permit revision from remodel to prebuilt home
 - Clark Kastner, 63 Weldon Drive, conversion of primitive camp to one-family dwelling
 - Permit expected: Doug Agule, Ox Road, new residence
 - Grogan/ Telford – Bill is monitoring the removal of inoperable cars and a new complaint has been received regarding trash, farm animals being kept in

proximity to a neighbor. There is also a property line dispute that Bill has agreed to research. Sheila noted difficulties in addressing complaints about junk accumulation on a property because of the minimal way in which the issue is handled in the zoning bylaws. She suggested that the Planning Commission work with the Select Board to draft an actual junk ordinance. Brad made motion for Sheila and Bill to write to select board for a junk ordinance and need for intervention from health office.

5. Sheila reported that the registered letter sent to Koscinski about the status of his property as a year-round residence had not been returned nor had the delivery notice been received. She will check with the Post Office to find out what will happen to the letter if Mr. Koscinski simply does not retrieve it from his post office box.
6. Sheila and Bill presented some minor changes to the Bylaw to help clarify the differences between the Flood Plain regulations and the Stream Protection regulations (Section 7.12). These changes are:
 - a. To correct an apparent error in the Supporting Table (7.12.V.), entry number 17 (Recreational Vehicles) be changed from permitted to not permitted in Floodway and FEH Zones (change from "P" to "X").
 - b. To change 7.12.VI.B from requiring only and administrative permit for "development activities in the Special Flood Hazard area where outside of the floodway and outside of the Fluvial Erosion Hazard Zone, and meeting the Development Standards in Section VII" to requiring "that a permit is received from the Zoning Board of Adjustment."

Brad made motion, pending full approval in a public hearing, the changes in language be made. Caroline seconded the motion and it was approved unanimously.

7. The meeting adjourned at 8:11 pm.