

Town of Sandgate Municipal Office
3266 Sandgate Road, Sandgate, Vermont 05250
Planning Commission
Wednesday, May 19, 2021 Meeting 7:00 PM Minutes

Board Members Present: Sheila Kearns (Chair) James Aschmann, Brad Kessler, and Rob Viglas

Board Member Absent: Joe Nolan

Also Present: Bill Henry (Zoning Administrator – ZA) and Catherine Bryars Bennington County Regional Commission (BCRC) Senior Planner.

1. Call to Order at 7:06 pm.
2. Agenda Review: All present consented to rearrange the Agenda so as to postpone routine business until after Catherine Bryars had made her presentation.
3. Newly appointed Planning Commission and Zoning Board of Adjustment (PC/ZBA) member, James Aschmann, was introduced and there was general conversation about the organization and duties of the PC/ZBA.
4. No one present reported any Conflict of Interest regarding the matters on the agenda.
5. No members of the public were present to offer comments.
6. Catherine Bryars, Bennington County Regional Commission (BCRC) Senior Planner: Town Plan and Bylaw Updates:

Catherine explained that the Town Plan will be expiring 2023 and that now is a good time to begin drafting any changes and planning for the approval process. Both the board and the ZA have noted a number of instances in which the Bylaws also need updating. Catherine noted that we could expedite drafting an updated Town Plan in time to take advantage of a planning grant in January 22 for an update of the Bylaws. Both Catherine and the ZA recommend completing the draft of the Town Plan before undertaking the Bylaw update.

Catherine explained that funding for her work on the Town Plan updated is covered for the most part in the grant that BCRC received to update Town Plans with regard to Act 171, but that Board's interest in working on updating the Energy Section of the Town Plan might involve additional work. Catherine agreed to develop a budget and timeline for the work that the Board is considering. The ZA and Sheila Kearns will create a specific list of elements of the Town Plan and the Bylaws that the Board would like to address and provide it to Catharine.

All agreed to continue work on the updates at the July meeting of the PC/ZBA.

7. Draft minutes from March 17, 2021 PC/ZBA meeting were reviewed. Brad Kessler made a motion to approve the minutes as drafted; Rob villas seconded the motion. The minutes

were approved unanimously.

8. Sheila Kearns stated that the pandemic protocols would allow for the resumption of in-person PC/ZBA meetings and the Board concurred that the option for online participation was no longer required. Nonetheless the in-person meetings will continue to observe all necessary COVID-19 protocols so that all present can participate safely.
9. A review of the current PC/ZBA Board members terms took place to provide the Select Board with an accurate account of when the terms of current members will be complete. The Board will notify the Select Board that the terms of current member will be complete follows:

Joe Nolan: 2022

Brad Kessler: 2023

Sheila Kearns 2024

Rob vigias: 2025

James Aschmann 2025

10. Zoning Administrator, Bill Henry: No new permit activity. Updates on report delivered March 17, 2021:
 - a) R. Hanson, 4756 Sandgate Road (Parcel # 129500-00R), continues to pursue options for building a bridge to reach his property in order to request a permit to renovate or replace the existing camp on the property.
 - b) Koscinski violation resolved. Resident has passed away and the violation is no longer active.
 - c) Country Creek Estates (Christo Papamichael) property off Swearing Hill Rd. (Parcel # 114800-0L0) was denied a variance for the construction of a camp and has submitted a permit to build a residence on the property. Pending documentation of an approved water and wastewater permit, a permit request will go before the ZBA at a warned hearing.
 - d) Beeman, 3122 Rupert Road (Parcel # 610500-00R) is pursuing a permit to expand a residence on the property. The ZA has indicated that there is no record of an approved water and wastewater system and that this lack of documentation must be addressed before a permit can be issued. Investigation continues.
11. Brad Kessler made a motion to adjourn and James Aschmann seconded the motion. At 8:27 pm the Board unanimously agreed to adjourn

Notice concerning the next regular meeting of the Sandgate Planning Commission (3rd Wednesday of each month) will be posted on the town website and at the Town message boards during the week before the proposed meeting.