

**Town of Sandgate Planning Commission**  
**Wednesday June 15, 2022 Draft Minutes**

**Board Members Present: Richard Zoppel (Chair) and Rob Viglas**

**Board Members Absent: James Aschmann, Brad Kessler, Caroline Kimball**

**Also Present: Sheila Kearns, Zoning Administrator (ZA), Callie Fishburne, Bennington County Regional Commission (BCRC), and Catherine Bryars (BCRC) via ZOOM**

1. The meeting was called to order at 7:05 pm
2. A quorum of the board was not present, so all agenda items requiring a vote by the board were postponed until the July 20, 2022 meeting.
3. Town Plan/Zoning Bylaw updates: Catherine Bryars and Callie Fishburn, BCRC: draft updates:
  - Energy Policy Discussion:
    - It was noted that any electrical generation from alternate sources, particularly solar and wind could be very limited due to the lack of 3 phase distribution lines in Sandgate.
    - The limited area of identified solar resources and the limitations of the power grid were noted to limit the development of solar energy beyond residential of small-scale generation, which should be documented and encouraged.
    - The identified areas for wind development are also limited not just by the areas with high wind potential the but also by all but a portion of them being in the Forest 2 land use district and at elevations above 1,600 feet. Additionally, the identified limitations of the power grid of the power grid apply. However, the model followed by the Carthusian Foundation's plan for the installation of 3 small scale 30 kW turbines is an encouraging one that could serve as a model where 3-phase distribution lines might become available.
  - The members present agreed to hold a working meeting on June 29 at 7:00 pm to review the proposed revisions and plan for next steps and voting on plan approval that the July 20, 2022 meeting.
4. Zoning Administrator Report:
  - Pending and recent permits NONE
  - CARTHUSIAN FOUNDATION (Property ID 2135000B): The Planning Commission received a copy of the advanced notice of intent to file with the VT Public Utility Commission a major amendment to their certificate of public good for the existing net-metering permit for the hydroelectric generator on their property. The plan involves the installation of 3 wind turbines.
  - 64 Walsh Rd Property ID: 4260000L: Investigated an inquiry about whether or

not there was a wastewater permit for septic tank observed by road crew as being installed. Inquiry sent to State Permit Specialist Rick Oberkirch

5. The meeting adjourned at 8:15 pm

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.