

Town of Sandgate Planning Commission Agenda Wednesday, August 17, 2022 Draft Meeting Minutes

Board Members Present: Richard Zoppel (Chair) and James Aschmann

Board Members Absent: Brad Kessler, Caroline Kimball, and Rob Viglas

1. The meeting was called to order at 7:02 pm
2. There wasn't a quorum of the Board present, so no business was conducted and no votes were taken
3. There were no members of the public present
4. Richard and James reviewed the previously drafted goals for updates to the Zoning Bylaws that had been sent to Bennington County Regional Commission (BCRC) planner Catherine Bryars and tabled further discussion until the September Meeting:

Section 1: Definitions—review and update to conform with Town Plan (Sunderland model)

Specifics:

- Camp, primitive
- Home Occupation—confusion of “work from home” with “occupying a residence”
- Travel Trailer—add variations of RV, recreational vehicle, camper. Etc.

Section 2.1: Division into Districts – add any language related to any revision of district lines through Town Plan update and incorporate any information about historic district if necessary,

Section 2.5: Interpretation of Map: Language to cover how boundary line adjustments are done.

Section 3.3.1-2: Remove use regulation regarding inoperable motor vehicles and create a bona fide “junk” ordinance.

Section 3.5: Administrative Requirements: Review language to determine if it is up-to-date with statutes and consider clarification to avoid having to resolve interpretations by landowners who purchase adjoining parcels. Clarify any distinction between a parcel with an assigned parcel ID and a “lot” for the purposes of zoning requirements.

Section 3.6 Required Notification to Vermont Department of Water Resources: More detailed language about permits for development in designated flood hazard areas or wetland.

SECTION 4 - RESIDENTIAL DISTRICTS: Compare individual district requirements to one another to assure consistency with one another and make sure requirements are logical in relation to one another—paying particular attention to dimensional requirements and primitive camps (electrification). Perhaps we can create a chart so the requirements can easily be reviewed in comparison to one another.

Section 7.3 Protection of Streams and Drainageways: General review for consistency with updated Town Plan with attention to 7.3.1—required distance from stream bank or watercourse for excavation, etc.

Section 7.6 Mobile Home and Travel Trailer Occupancy and Mobile Home Parks: Review to see if this section involves Bill's concerns about RV regulations

Section 7.12 Flood Hazard Regulations: Review for consistency and general conformance with State regulations and statutes—with attention to specific concerns raised by Bill (?terminology of floodway, fluvial erosion hazard, etc.) Also, make numbering consistent with the rest of the document (Roman numerals and alphabetized lists)

Section 8.4 Waivers: Bylaw only mentions waivers for a residential structure. Are waivers allowed for with other structures or types of development.

Section 8.11 Amendments: Add language here or elsewhere to allow for minor corrections to the Bylaw document to correct errors, inconsistencies or reference errors. Also consider adding language that states that changes in State law that supersede Bylaws may not be reflected immediately in the current document.

Incorporate Subdivision Regulations into the Bylaws instead of having a separate set of regulations.

Provide detailed and consistent numbering of sections in both the Table of Contents and the body of the document.

Create Permit Quick Guide (Sunderland model)

Create "exempt" from permit list section (Sunderland model)

5. Zoning Administrator Report submitted by email:

- Permits issued:
 - Accessory building (shed) on the Whipkey property on W. Sandgate Rd. (Property ID 703000-00L)
 - Accessory building (pole barn) on the McDonald property at 2729 Sandgate Rd. (Property ID 112000-00L).
- Meeting scheduled (8/19/2022) with owner of 64 Walsh Rd (Property ID: 4260000L) to discuss details of plans for development

6. The meeting adjourned at 7:42 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.