

**Town of Sandgate Planning Commission Draft Minutes**  
**Wednesday, November 16, 2022**

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

Board Members Absent: Brad Kessler, Caroline Kimball

Also Present: Sheila Kearns (ZA) Engineer/Surveyor John Wright of Bly Hollow LLC, Kelley Berliner from Archaeological Conservancy (via videoconference)

1. Call to Order at 7:03 for public hearing for the purpose of conducting a final plat review for the subdivision of the property located on Beattie Hollow Road owned Bly Hollow LLC (Property ID 507000-00R)

The board asked about whether this site will be a state or federal site. Kelley Berliner stated that this is a state site that could end up on the national register at a later date. The board also asked about archaeological digs taking place. Kelley explained that this is a possibility for later times and visits by professional researchers. The board asked what the town can do to help. Kelley stated that the town can provide input about what can be done to keep research going and disseminate info about the site. Local stewardship was also mentioned as a component of this aspect of the project. James Aschmann motioned that the board sign off on the final plat. Richard Zoppel seconded and the board unanimously approved. The Subdivision Decision is attached to these minutes

2. Call to order of the Planning Commission Meeting at 7:21.
3. The agenda was approved as written.
4. No conflicts of interest were noted.
5. No members of the public were present.
6. Review and approve Draft Minutes 10/19/22 were unanimously reviewed and approved. James Aschmann motioned for approval Rob Viglas seconded.
7. The new property owner welcome letter was reviewed. Additionally, a simple Q & A was put together for residents to help clarify questions on whether or not a permit is needed. James Aschmann motioned that the board accept the letter. Richard Zoppel seconded and the board unanimously approved. The Zoning Administrator will assemble a list of recent property transfers and send the letter to these property owners.
8. Zoning Administrator Report:  
Permit Issued:  
Primitive Camp: Campbell Rd. property (ID 354100-00R)
9. No other business was presented.
10. The board unanimously agreed to adjourn at 7:46.

**Town of Sandgate  
Planning Commission  
December 7, 2022**

**FINDINGS OF FACT AND DECISION**

**Final Plan Application for a 2-lot Minor Subdivision for  
Town of Sandgate Parcel Number 501000-0R0 (BK 58/PG 455).  
Application #2022-10-13-SA**

This proceeding involves the review of a Final Plan application for a 2-lot Minor Subdivision submitted by Bly Hollow, LLC and The Conservation Fund (applicants & owners) for approval under the Town of Sandgate Subdivision Regulations for the 2,739 acre property located on Beattie Hollow Road and identified as Parcel Number 501000-0R0 (BK 58/PG 455) (hereby identified in this decision as the Bly Hollow property). The parcel is in the Forest 2 district. Lot 1 will be 2,649 acres and contains the remaining land. Lot 2 (hereby identified the Egg Mountain site) will be 89.6 acres on which no new development is proposed.

This Subdivision application was considered by the Planning Commission at a publicly warned hearing held on November 16, 2022. Present at the public hearing were the following members of the Planning Commission: Richard Zoppel (Chair), James Aschmann (Secretary) and Rob Viglas. Additional participants and attendees included the Town Zoning Administrator, John Wright of Mance Engineering Partners, P.C. and (via videoconference) Kelley Berliner of Archaeological Conservancy, representing the property owner.

**Findings:**

Background: Bly Hollow, LLC and The Conservation fund are seeking this subdivision in order to convey the Egg Mountain site to the Archeological Conservancy in order to preserve the archeological settlement that was likely occupied from the late 1700s until approximately 1820 and consists of at least a dozen cellar holes, combined with stone walls and other landscape features.

Regulations in Effect:

Sandgate Town Plan, 02/18/2013  
Sandgate Zoning Bylaws,  
Sandgate Subdivision Regulations 11/13/2002

Decision:

Based on the submission of the final plat, the Planning Commission approves the application for the Minor Subdivision subject to the following conditions:

1. Receipt of the final subdivision plat shall be printed on muslin backed paper, or shall be drawn in ink on tracing linen, acetate, or mylar. It shall be submitted in one original and one print. Space shall be reserved on the plat for endorsement by the Planning Commission The final plat shall conform to the approved preliminary plat, except as specifically approved by the Commission. The final plat shall include all the information required under Section 5.03 (a)-(j) of the Sandgate

Subdivision Regulations, except that requirements (i) and (j) are waived in accordance with the deferral provisions of Section 4.02; and (e) with 3.06.

2. The mylar of the final subdivision plat shall be recorded in the Sandgate Land Records within 180 days of Planning Commission approval (after being signed by the Chair or Vice- Chair of the Planning Commission).

Signed: \_\_\_\_\_ For/Against Date signed: \_\_\_\_\_

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