

**Town of Sandgate Planning Commission Minutes**  
**Wednesday, January 18, 2023**

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

Board Members Absent: Brad Kessler, Caroline Kimball

Also Present: Jim Henderson, Bennington County Regional Commission (BCRC), Janet Hurley, BCRC, Sheila Kearns, Zoning Administrator (ZA)

1. The meeting was called to order at 7:01 pm.
2. Agenda Review: The agenda was approved as written.
3. Conflict of Interest: No conflicts of interest were noted.
4. Public Comment: There were no public comments.
5. Review and approve Draft Minutes 11/16/22. The 11/16/22 draft minutes were reviewed. James Aschmann motioned to approve the minutes and Rob Viglas seconded. The minutes were unanimously approved as written.

6. Janet Hurley, BCRC: Zoning Bylaw updates:

Janet spoke to present board members regarding the zoning bylaws and edits that the town would need to adopt. The board and zoning administrators shared expected edits to the plan as well. Janet is confident that the edits and revisions seem relatively straightforward. She will return to the March 15, 2023 Planning Commission meeting to review and discuss the first draft of the updated Bylaws.

In the discussion of the goal to review and update the Flood Hazard Regulations, Jim Henderson shared information regarding water corridors and application to Sandgate waterways. Specifically, Jim referenced geomorphic data that exists for Sandgate that could be used and applied. Jim also cited the natural resource atlas as a reference that can be used. Jim offered to train the board on how to use the atlas as well.

7. Jim Henderson, BCRC:

Jim Henderson shared material about the Battenkill Watershed and opportunities for river stewardship for community members with property bordering Sandgate waterways. Jim spoke on grants and their application to the Battenkill and nearby waterways. Jim is currently distributing pamphlets and posters in the community and other Southern Vermont communities. Jim also spoke on trout habitat and the importance of maintaining it on our community and other local communities. Lastly, Jim spoke on the availability of trees funded by a grant to plant in areas that will help to protect local waterways. There is no cost for having these trees planted and landowners should contact Jim Henderson for further information (jhenderson@bcrcvt.org 802-442-0713 ext. 4).

8. Zoning Administrator Report:

Sheila Kearns reported the completion and approval of a permit for a remodel and addition at 104 Tate Hill Rd. (Property ID 301500-00R).

9. Other business: No other business was brought to the board.

10. Rob Viglas motioned to adjourn and James Aschmann seconded. By unanimous vote, the meeting was adjourned at 8:01 pm