

Town of Sandgate Planning Commission Draft Minutes
Wednesday March 22, 2023

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

Board Members Absent: Brad Kessler

Also Present: Sheila Kearns Zoning Administrator (ZA), Shelley Finn, Linda Schmidt

1. The meeting was called to order at 7:04 pm.
2. The agenda was approved as written.
3. No conflicts of interest were noted.
4. There were no public comments.
5. Review and approve Draft Minutes 1/18/23. The 1/18/23 draft minutes were reviewed and unanimously approved. Rob Viglas motioned to approve the minutes and James Aschmann seconded. Motion approved unanimously.
6. Review and discussion of draft Zoning Bylaws. The board and members of the public shared thoughts and insights regarding the bylaw suggestions made by Janet Hurley, BCRC (not present). Questions ranged from:

Will the allowance for more development (reduction of dimensions) in residential areas be in the interest of the town of Sandgate in rural residential zones?

Another question centers on qualifying fluvial zones and flood plains and their impact on zoning.

What is the possibility of commercial options within residentially zoned areas of Sandgate?

What qualifies as an exemption? Should exemptions be expanded?

What about renewals of permits or extensions and how/when they can be applied for/granted?

7. The Zoning Administrator made note of questions and comments on the draft bylaws and will submit to Janet Hurley for further updates.
8. Zoning Administrator Report:

Permitting issued for remodel/alteration of secondary structure at 1285 West Road (Property ID# 342000-00L)

Inquiry about requirements for building a horse training arena at 3854 RUPERT RD (Property ID 61500-00B). ZA responded that the property owner would need to submit a **Notification of Agricultural Use form** for review.

Permit submitted to build new residence replacing the old one at 1971 Sandgate Rd (Property ID 107500-00L) A state approved Water & Wastewater Permit for the structure has been submitted and recorded. The ZA requested that the property owner submit particulars about the number of stories, number of bedrooms/baths, and setback distances) in order to proceed with permit processing.

The ZA responded to inquiries about the following properties being considered for purchase: 342 Weldon Rd and 4304 Sandgate Rd (Rupert Rd.).

9. No other business was brought to the board.
10. Rob Viglas motioned to adjourn at 8:25 pm and James Aschmann seconded. Motion approved unanimously.