

**Town of Sandgate Planning Commission  
Public Hearing Minutes  
Wednesday, January 17, 2024  
Town of Sandgate Municipal Office  
3266 Sandgate Road, Sandgate, Vermont 05250**

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

**Board Members Absent:** Brad Kessler, Rob Viglas

**Also Present:** Sheila Kearns, Zoning Administrator (ZA); Janet Hurley, Bennington County Regional Planning Commission (BCRC); Karen Tendrup, Selectboard Member; Jim Henderson, (BCRC); John Phelps, Selectboard Member; Linda Schimdt, Selectboard Member; Elizabeth Daut

1. The Public Hearing was called to order at 6:07.
2. The board shared information about the proposed zoning bylaws updates, changes to meet state statutes, modifications to shortcomings of the current bylaws, updates to flood hazards protections and river corridor protections.
3. Jim Henderson shared numerous comments on the updates.
  - a) Page 15, C-2 on a recreational facilities definition.
  - b) Page 15, C-10 in relation to septic/water supply and local vs state
  - c) Permits
  - d) Page 17, 3.5-A2 suggested word change
  - e) Page 20, Table 3-1 on setbacks concerning accessory buildings
  - f) Page 21, "Use" more "recreational facility" language
  - g) Page 25, 4.4 C on parking and "1.5 parking units" definition
  - h) Page 25, 4.5 on temporary structures definition, non-paying
  - i) Occupancy, and existing non-conforming applications
  - j) Page 31, Primitive camps and simple water supply language.
  - k) Page 31, Section A on toilets, privy, outhouse definitions for waste water
  - l) Page 32, 6.4 B and culvert definition specifically perennial streams and
  - m) water courses
  - n) Page 51, Fig. 7-3 order of picture and subsequent definition
  - o) Page 56, On channel width vs bank-full width definition and language
  - p) Page 56, meaningful facilities inclusions and omissions
  - q) Specific to Maps, JH feels maps should be larger and fit full pages and
  - r) that colorations should match throughout various maps, suggested removal
  - s) of satellite imagery,
  - t) The Notch classifications and definitions were then discussed.
4. Linda Scmidt brought up the question of junk storage and changes made since previous bylaws.

5. The board agreed that all suggested edits would be reviewed and where appropriate incorporated in an updated draft of the bylaw that would be voted on at the February Planning Commission meeting
6. At 7:31, the board unanimously approved closure of the public hearing and agreed to postpone the business on the posted Planning Commission Meeting Agenda until the February meeting.