

Planning Commission Meeting Minutes

July 17, 2024
Town of Sandgate

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

Board Members Absent: Brad Kessler

Also Present: Sheila Kearns Zoning Administrator (ZA), Jim Henderson, Linda Schimdt, Jeff Schoenburg, Presenters on Conservation Easements Donald Campbell of the Vermont Land Trust, and Sally Manikian of The Conservation Fund

1. The meeting was called to order at 7:00 p.m.
2. Agenda Review: The ZA requested the addition to the agenda the approval of the May 15, 2024 meeting minutes as well the review of a sketch plan for the subdivision of the property located at 2589 West Sandgate Rd. (Property ID 718000-00B) owned by the WCCE Family Farm, LLC
3. No conflicts of interest were reported.
4. Public Comment:
 - Linda Schmidt asked about locations of dry hydrants. The board told her they are in the town plan.
 - Jeff Schoenburg identified his interest in the discussion of the conservation easements
5. Conservation easements on Rural Residential properties:

Conservation easement outlines were presented by Sally Minikian (with maps) for two properties (0 West Sandgate Rd. Property ID: 700000-00R and 0 Chunks Brook Rd. Property ID 305000-00L). The ZA explained that rural residential (outlined on presented maps) would be the places where possible adjustments could be made and noted conflict with flood hazard zones. Donald Campbell then explained the difference between 2-D maps and the reality of building residents on the space. Again, flood plains were discussed.

Jim Henderson posed questions about Forest 1 properties in town that could be re-classified as Residential. How could such properties be reclassified while all Forest 2 would remain in conservation. Mr. Campbell responded with options on how to proceed with the planning commissions approval. Further discussion on clarity of hypothetical scenarios ensued.

Jeff Schoenburg made points on natural items on interest for hikers in areas bordering his property and how such areas could be affected by river corridors and conservation. This led to conversations about property lines in the community.

Linda Schimdt asked about town wide development trends or statistics around residential zones. Clarity was provided and a thorough review of conservation liens was discussed.

In the interest of allowing The Conservation Fund and the Land Trust to proceed with their work on drafting the conservation easement for the West Sandgate Rd. property, Mr. Campbell suggested that Ms. Manikian discuss development options with the person who donated the property to the Conservation Fund. The Planning Commission agreed that while the drafting of the easement proceeds, it would visit the sections of the property along Sandgate Road to get a better idea of whether or not

they would like to request that any portion of the property be omitted from the conservation easement.

Ms. Manikian then shared options on the conservation easements on the Chunks Brook Rd. property and noted that the plan was to exclude a 6 acre portion of the parcel for development. The board expressed its agreement with that plan. The Conservation Fund will proceed with the drafting of this easement as well.

6. The minutes from the May 15, 2024 meeting were reviewed for approval. Rob Viglas motioned to approve the meeting notes and James Aschmann seconded. The minutes were unanimously approved.
7. Zoning Administrator's Report:
 - Permit approved 6/17/2024: 283 Swearing Hill Rd. (Property ID# 114500-0L0): garage (no living space included) and shed roof extension
 - Permit submitted 7/6/2024: 4648 Sandgate Rd. (Property ID# 128000-00R) deck and additional external door
 - Permit submitted 7/15/2024: 4304 Rupert Rd. (Property ID# 616000-00R) new residence
 - The ZA clarified the requirements for subdivision noting that any action that results in the creation of a new parcel (sale, gift, etc.) requires a subdivision permit which has led to the added agenda item to discuss the subdivision of the property located at 2589 West Sandgate Rd. (Property ID 718000-00B) owned by the WCCE Family Farm, LLC
 - The Zoning Administrator reported that the new owners of the Green River Inn have scheduled a phone call to discuss plans for development of the property. Richard Zoppel indicated that he would join the ZA for the call.
8. Submission of a sketch plan for the subdivision of the subdivision of the property located at 2589 West Sandgate Rd. (Property ID 718000-00B) owned by the WCCE Family Farm, LLC:

The ZA shared a copy of the sketch plan indicating that the property will be divided into two lots: one parcel 301.53 acres in size and a second parcel 30.47 acres in size. By unanimous consent the Planning Commission agreed to deem this a minor subdivision. The ZA will schedule a public hearing on the subdivision application for the August 21st. meeting.

9. Rob Viglas motioned to adjourn at 8:39. James Aschmann seconded the motion and the board unanimously approved.

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.