

**Planning Commission Agenda**  
**Wednesday, February 19, 2025 7:00 p.m.**  
**Town of Sandgate Municipal Office**  
**3266 Sandgate Road, Sandgate, Vermont 05250**

1. Call to Order.
2. Agenda Review.
3. Conflict of Interest.
4. Public Comment
5. Brad Kessler now an alternate to the PC/ZBA
6. Review and approval of the draft meeting minutes 11/20/2024.
7. Discussion of revised outline of the 6 acre development zone for The Conservation Fund's 298.2 acre property (Property ID 305000-00L) on Chunks Brook Road.
8. Zoning Administrator's Report:
  - Permit inquiry 2352 Sandgate Rd.(Property ID# 109000-00R) in light of conditional permit requirement in the flood zone.
  - Finalizing of WWCE Family Farm property subdivision at 2589 West Sandgate Rd.
  - Inquiry about right of way for property at 3767 W Sandgate Road (Property ID: 726000-0L0)
  - Building permit questions from potential buyer of Property ID 305000-00L on Chunks Brook Road—See item 7 above.
  - Boundary line adjustment 527 WOODCOCK RD (Property ID:234000-00L)
9. Other Business
10. Adjourn

**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.**