

Planning Commission Meeting Notes
Wednesday, February 19, 2025
Town of Sandgate Municipal Office
3266 Sandgate Road, Sandgate, Vermont 05250

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

Board Members Absent: Brad Kessler

Also Present: Sheila Kearns (Zoning Administrator -ZA), Anne Hammerle (Cemetery Commission), Julie Robertson (Cemetery Commission), Samantha Page (Bennington Count Regional Commission – BCRC), and Jim Henderson (BCRC / Sandgate Conservation Commission).

There was no formal meeting due to a lack of a quorum. However, discussions did take place regarding an inquiry from the Cemetery Commission. Below are from the topics discussed.

Cemetery Commission

Commission members expressed interest in grants for the local cemeteries. Samatha (last name?) discussed where potential funding could come from. Clarification on planning grants vs. work grants was presented. Jim Henderson presented further explanation on the needs of Sandgate cemeteries. The ZA explained how planning grants had been used in the past. Ultimately, all were in agreement on what needs to happen in the future and that funding is the greatest obstacle. Samantha gave further input on what a grant could serve for future projects.

Various services for physical work on town cemeteries, both local and beyond, were talked about. The board was then asked about road access to the West Sandage cemetery. The board explained that road access is a Select Board permit request. The board also explained that easements would be between two separate parties and not a board issue. More ideas were discussed by all. Jim Henderson presented the idea that Conservation Commission members could potentially help with physical work. The Cemetery and Conservation commission members present agreed to meet outside of the meeting to plan future collaborations.

Development zone for The Conservation Fund's (CF) property on Chunks Brook Road

The Planning Commission had previously discussed CF's plan to reserve 6 acre development zone within the 298.2 acre property (Property ID 305000-00L) on Chunks Brook Road (see July 17, 2024 minutes) and had expressed its agreement with that plan. CF recently presented a slightly revised location for that 6 acre reserve. The Planning Commission members present agreed once again that plan is in conformance

with the current Town Plan and that they had no concerns about the revised location. Planning Commission member Rob Viglas was not able to be present at this meeting, but via email to the ZA expressed his agreement that the revised outline did not raise any concern for him.

Zoning Administrators 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)

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.