

Planning Commission Meeting Draft Minutes
Wednesday, March 11, 2026

Board Members Present: Richard Zoppel (Chair), James Aschmann, Jack Blandford, Dan Reap, Rob Viglas

Also Present: Sheila Kearns (Zoning Administrator)

1. The meeting was called to order at 6:00.
2. One modification of the agenda was an addition to the ZA report, specifically an adjustment to river modification being overseen by Trout Unlimited.
3. A conflict of interest was presented to the board as a board member had an application for zoning submitted to the board. With that in mind, Jack Blandford will not participate in the discussion on the permit submitted regarding his property.
4. No public comment was made.
5. Review and approval of the draft meeting minutes from 1/14/2026 were made. James Aschmann made a motion to approve the minutes and Jack Blandford seconded the motion. The board unanimously approved the minutes.
6. Zoning Administrator's Report:
 - a. 2593 Sandgate Rd. (Parcel ID: 111500-00L): replace garage.
 - b. 3010 Sandgate Rd. (Parcel ID: 116000-00R): foundation upgrade and rebuild
 - c. Trout Unlimited Project: Army Corps of Engineers authorization of berm work to alleviate the energy of future high flood flows. Authorization expires on 12/6/2027. Authorization under VT Agency of Natural Resource Stream Alteration General Permit: expires 12/31/2027. Adjacent properties: SPAN: 564-178-10380, Property ID: 700000-00R (WEST SANDGATE RD/SANDGATE RD: The Conservation Fund); SPAN: 564-178-10184, Property ID: 117000-00B (3217 SANDGATE RD: Dains). Contractor site visits this week.
7. No other business was presented to the board.
8. At 6:16, James Aschmann motioned to adjourn the meeting and Rob Viglas seconded the motion. The board unanimously approved adjournment.