

Town of Sandgate
Planning Commission Minutes
Wednesday, August 12, 2026

Board Members Present: Jack Blandford, Dan Reap, Rob Viglas

Board Members Absent: James Aschmann, Richard Zoppel

Also Present: Sheila Kearns (Zoning Admin [ZA]) and Jeanne Blandford

1. The meeting was called to order at 6:05 p.m.
2. There were no additions or other changes to the agenda.
3. Jack Blandford reported a conflict of interest for any discussion of Permit #2026-07-29 (approved permit for replacement of the existing residence on his property).
4. Draft meeting minutes for 7/8/2026 were reviewed. Rob Viglas made a motion to approve the minutes as written, Dan Reap seconded and the minutes were approved unanimously
5. No public comments were offered
6. Jack Blandford reported that a draft violation notification letter had been written regarding the enforcement of Bylaws Section 5, Specific Use Standards: 5.9 Mobile Home and Travel Trailer Occupancy: 5057 Sandgate Rd., Property ID: 131700-00L. At its 7/20/2026 meeting the Select Board approved PC/ZBA consultation with the town attorney. PC/ZBA members will contact the attorney to plan next steps to enforce the violation.
7. Zoning Administrator's Report:
 - a. Permit #2026-07-29 for replacement of existing residence: 3010 Sandgate Rd, Property ID 16000-00R: ZA noted that the non-conforming setbacks of the existing
 - b. Updates on permit status for 2352 Sandgate Road (Property ID: 109000-00R): ZA approved Permit #2026-08-06 for the construction of a garage. A permit for an addition to the residence will be made when the Water & Wastewater permit is approved.

- c. Inquiries from potential buyers of 2740 SANDGATE RD, Property ID: 112250-00R: ZA reported sending the interested party images of the property showing its location in the Rural Residential Development Zone and in the River Corridor and Flood Hazard Area of the Green River. In addition to discussing the requirements for development in these zones, the ZA also pointed out the need for a State Water & Waste Water permit for any residential development.
8. Dan Reap made a motion to adjourn the meeting. Rob Viglas seconded the motion and it was unanimously approved. The meeting adjourned at 6:45 p.m.