**LANDGROVE PLANNING COMMISSION**

Minutes of Meeting

July 18, 2019

**Attending:**

 Charles Sweetman Mary Licata

 Jerald Hassett Michael Mole Michael Morfit

 Hal Wilkins (Zoning Administrator)

The meeting was called to order at 5:04 pm, with 5 Commissioners and the Zoning Administrator present.

**1. Public Hearing on Application by James Schriebel** (139 Ridge Road)

The Landgrove Planning Commission duly warned that it would hold public hearing for the purpose of receiving comments regarding the Conditional Use Application for an addition to this residence located in the Utley Flats Scenic Overlay District. Detailed information was also available to the public at the Town Office.

The Chair invited Commission members to announce any conflict of interest with this application. None was identified.

No members of the public attended this hearing, apart from a representative of the applicant (Hubert Schreibel).

In his overview statement, the Zoning Administrator stated that the application raised no issues or concerns on his part. The proposed addition is part of a substantial renovation to this property, but it fully meets the setback requirements and other zoning requirements. It is also consistent with the Utley Flats Scenic Overlay requirements and would not be visible from any of the standard viewing points in Utley Flats.

The Zoning Administrator has received no inquiries from any of the notified neighbors with contiguous property, and the Planning Commission, the Zoning Administrator, the Select Board and Town Clerk have received no objections from the public.

There being no further questions from the Commission and no abutting property owners or other members of the community present and wishing to speak, the Chair closed this public hearing at 5:17 pm.

The Commission legally has up to 45 days to provide a formal response to this application, but past practice suggests that the applicants will probably receive notice in about 14 days.

**2. Deliberative Session.** The Commission moved into deliberative session at 5:17 pm to discuss this application.

**3. Commission Action.** The Commission came out of deliberative session at 5:20 pm and unanimously approved the application as presented, with two conditions:

1. that any exterior lighting should be planned to minimize light pollution; and
2. any additional landscaping work should be designed to maintain the character and continuity of the Ultley Flats Overlook.

**4. Solar Enhanced Energy Plan.** Catherine Bryars, staff member of the Bennington Regional Planning Commission, was unable to attend the meeting. This discussion will be rescheduled for some time in the autumn.

**5. Sandbox Project.** The Zoning Administrator briefed the Planning Commission on efforts of the Select Board working group to identify an acceptable alternative location for the town’s road equipment and gravel pile. A site has been identified but will require agreement of the U.S. Forest Service for a land swap. These discussions are proceeding. In the next few months, the assistance and support of the Planning Commission may be helpful in bringing these discussions to a positive conclusion.

The Commission adjourned at 5:37 pm, to reconvene for further business as/when any future pending applications require.