

Town of Panton Planning Commission/DRB Meeting Minutes- April 6, 2006- Rewritten
(Approved)

Present: Members J. Darragh, L. Giovanella, Chair Mike Hermann, R. Moulton, G. Norton, K. Vorsteveld, D. Marshall, E. Hoague, Scribe,
Guests: Adam Lougee of ACRPC, citizen Sharon Ashcraft

Call to Order: Chair Hermann called the meeting to order at 7:00PM.

Minutes: A motion was made by R. Moulton and seconded by L. Giovanella to approve the minutes of the previous meeting. Approved by all except for one abstention; Deeny Marshall, who was not present at that meeting.

New Business: Panton resident Sharon Ashcraft informed the Board that her property was for sale and that a person had been interested in purchasing it, and using it as the site of his apiary business from which he produces not only honey, but other products, such as candles, as well. She stated that the Panton zoning regulations are not clear as to whether such a business would be allowed on that property.

L. Giovanella announced that there would be a special informational meeting at the town clerk's office on April 20th at 7PM to discuss the Rules of Ethics and Procedures and Municipal Administrative Procedures Act with invited speaker Mark Hattler, Chair of the Vergennes Planning Commission.

Old Business: With the help of Adam Lougee, the Board continued to review changes to the zoning regulations to meet the requirements of Chapter 117 of the Vermont State Statute. R. Moulton moved to delete sections 531 and 532, substituting the provision that mobil homes be considered under the PUD provisions the same as any other development. D. Marshall seconded. Unanimously approved.

On the accessory dwelling unit portion a motion was made and seconded and unanimously approved to stipulate that the accessory dwelling not exceed 30% of the area of the principal dwelling or 800 sq. ft. whichever is greater. R. Moulton moved to allow the accessory dwelling as a by-right use. Seconded by D. Marshall. Unanimously approved.

J. Darragh made a motion to include the conditional use review process in the new regulations. L. Giovanella seconded. Unanimously approved.

R. Moulton moved to allow daycare facilities larger than that stipulated by statute to be a conditional use in all zoning districts. D. Marshall seconded. Unanimously approved.

There was discussion regarding nonconformities and how to regulate them within the new zoning regulations. R. Moulton made a motion to allow more flexibility in the zoning districts to allow things. G. Norton seconded. L. Giovanella requested that the motion be restated to be more specific. A. Lougee offered the statement to allow the DRB to review changes to nonconformities through the conditional use review process, to which R. Moulton agreed. and G. Norton seconded. Unanimously approved.

The next regularly scheduled meeting will be on May 4, 2006.

Motion to Adjourn made by R. Moulton at 9:45PM, seconded by D. Marshall. Unanimously approved.

Respectfully submitted,
Louise Giovanella