

**Town of Panton**  
**DRB/Planning Commission Meeting Minutes- 9/07/06 - approved**

**Planning Members Present:** M. Hermann (Chair), R. Moulton, D. Marshall, L. Giovanella, K. Bingham, G. Norton, K. Vorsteveld, J. Darragh, Zoning Administrator E. Hanson

**Planning Members absent:** R. Klein

**Guests:** Lynn Donnelly, Beverly Biello

**Call to Order:** The meeting was called to order in the Panton Town offices at 7:04 p.m. by M. Hermann, Chair. A quorum was established.

**Adoption of Operating Rules:** M. Hermann, Chair, stated that we need to adopt the Rules of Procedure and Conflict of Interest Policy 24 VSA Sec 4461 (a) and 1 VSA sec 312 (e), (f), and (g) according to Legislation intent.

**Motion:** by L. Giovanella to adopt rule #1 with substitution of Panton. J. Darragh seconded it. So voted unanimously. Beverly Biello and Lynn Donnelly were introduced. M. Hermann read the list of warnings. Mrs. Biello told the Planning Board a little about what she wanted to do. Mrs. Biello stated that it was going to be a simple affair with only breakfast served. The Board members asked questions such as: how many bedrooms, what months it would be open, would just breakfast be served, the parking arrangements, maximum number of guests that could stay at one time and exactly who would be running the bed and breakfast and if there was an adequate sewage system?

Mrs. Biello answered that there would be three bedrooms upstairs used for the B&B. They would probably be opened for the months of May through October with possible weekends. She stated that only breakfast would be served. As far as the parking was concerned, there is more than adequate space available. The maximum amount of people that could stay would be five (5), and Mrs. Biello and her husband would be running the establishment. E. Hanson stated that the sewage system is adequate.

L. Giovanella stated that in Vergennes a conditional use was that only breakfast was served. If down the road that changed, and it would no longer be a B&B. Mrs. Biello asked about signs and M. Hermann, Chair, said that there are regulations for signs. Mrs. Biello was informed that the conditional use permit is transferrable provided that the business has been operating within a year of the date of transfer.

**Motion:** M. Hermann entertained a motion to take a vote. L. Giovanella made a motion to approve the Bed and Breakfast with the condition use that the maximum space be three (3) bedrooms. K. Bingham seconded it. So voted unanimously.

**Minutes:** Corrections need to be made on the May 4 and April 6 minutes before they can be approved. L. Giovanella stated that her last name was spelled incorrectly in certain places in the July 13 minutes.

**Motion;** L. Giovanella made a motion to approve the July 13 minutes and K. Vorsteveld seconded it. So voted unanimously.

**Draft of Proposal Changes:** More copies of the draft are needed. L. Giovanella will make sure that extra copies are obtained for the rest of the Board members.

**Zoning:** E. Hanson talked about the DRB adopting the MAPA independently.

**Motion:** A recommendation was made that the Selectboard be notified about adopting the MAPA for the Town of Panton. Motion made by L. Giovanella and seconded by J. Darragh. So voted unanimously. L. Giovanella will be attending the Selectboard meeting on Monday.

E. Hanson will make copies of the pamphlet “ The Art of Writing Zoning Prodecures” and distribute copies to the Board members.

**New Business:** M. Hermann, Chair, and L. Giovanella will get together on the Municipal Grant. L. Giovanella will be attending the Selectboard on Monday to discuss the Municipal Grant. L. Giovanella stated that she has been working with Jeff Owen. They were talking about having another survey. Some members believe that the last survey did not adequately reflect how the town felt. L. Giovanella will investigate the possibility of a bulk mailing permit. E. Hanson suggested a public information meeting would be appropriate vs. a survey. A meeting would get the people out. M. Hermann, Chair, stated that it would bring zoning into harmony with the town in the future. Much discussion followed. K. Bingham suggested sending out a survey plus having a public forum; possibly two forums because people’s schedules vary. E. Hanson stated that it is important to catch the public’s interest and the timing is important. Everyone in the town would be free to attend and give their opinion.

**Adjourn:** at 8:21p.m. A motion to adjourn was made by L. Giovanella and seconded by J. Darragh. So voted unanimously.

Respectfully submitted,

Vicki Collette, Scribe

Next meeting Oct 5, 2006