

Minutes of the meeting of the Panton Planning Commission/DRB 1/4/07

Present: Deeny Marshall, Jim Darragh, Robert Moulton, Mike Hermann, Louise Giovanella, Kirsten Vorsteveld, Gary Norton, and Zoning Administrator Ed Hanson

The meeting was called to order by Chair M. Hermann at 7:11 PM.

Old Business: Chair Hermann announced that he will be talking with the ACRPC regarding beginning the process of addressing zoning issues and reaching a consensus to bring the zoning regulations into conformity with the Town Plan. D. Marshall expressed concern that at the time it was adopted, the Town Plan was characterized as being a guideline only for the town, but that it now appears to have regulatory status. There was some discussion of the nature of the Town Plan as it relates to the actual ordinance governing actions in the town. E. Hanson clarified that the zoning ordinance cannot contradict the Town Plan, but that the Plan itself is not a regulation.

M. Hermann noted that a representative to the ACRPC as alternate and a representative to the Transportation Advisory Committee is still needed. R. Moulton said he had already been appointed to the latter position.

Minutes to the December meeting of the PC/DRB were reviewed and approved without changes on a motion made by R. Moulton, seconded by D. Marshall.

M. Hermann said that ACRPC had informed him that there is a lot of information that they have that could be made available via links on the Panton website, if that were desirable. M. Hermann said he would check into whether we want to do this.

R. Moulton said that the budget is running behind, so it is not too late to submit suggestions. He noted that no money for legal fees or education has been spent in the last fiscal year. It was agreed that the sum of \$1000 be suggested for legal fees, \$1500 for education, \$300 for advertising (for hearings etc.), and \$500 for administrative expenses (postage etc.). M. Hermann encouraged more member participation in the educational workshops which are offered on a periodic basis by the state.

E. Hanson reported that there has not been a lot of activity in the town over the past year, which he attributed primarily to the collapse in the housing market. R. Moulton noted that there are a number of vacant houses in town at present.

E. Hanson said that he has been in communication with the Technical Coordination Committee, which is comprised of licensed septic system designers, regarding the transition that will take place on July 1 in accordance with state statute changes. He said that the Agency on Natural Resources is going beyond the requirements for municipal delegation in the environmental regulation ordinance by requiring that all data collected by zoning administrators relative to the issue of any building permit be sent to them electronically, a process that will require a cost outlay to towns of some \$8000-\$10000 for a large format scanner. Also after the July 1 date, the ANR will not accept the review by the zoning administrator, but will require that the town hire a licensed designer which will cost approximately \$250 per review. In addition the state will do periodic audits, and they have veto power, which means that the ZA could issue a permit, building could be started, and the state could issue a stop work order. M. Hermann questioned the legality of such a scenario. D. Marshall questioned how the state could not accept the word of licensed designers in such cases. E. Hanson said that he is fully capable of reading an engineered septic design and determining whether it complies with environmental regulations, but under

after July 1, he will not be issuing septic permits, but rather informing applicants whom they must contact at the ANR to get the permit straightened out, a process which he believes will lengthen the process considerably. He said that he intends to write out and make available an advisory pamphlet which will inform people about the new regulations.

M. Hermann noted that he and L. Giovanella collaborated on a short piece to be entered into the annual Town Report.

E. Hanson said that he had found two sources for mylar-compatible stamping ink, which would avoid the problem of the ink running over the surface of the mylar copies as happened last year. He will inform S. Torrey of the sources.

J. Darragh questioned whether the Board wanted to discuss the summary which was emailed by the Vergennes area collaborative summarizing the meeting held in November and attended by R. Klein, M. Hermann, and L. Giovanella. M. Hermann discussed the nature of that joint meeting, but there was no further discussion as other members did not have the downloaded copies of the summary.

New Business: none.

A motion was made by L. Giovanella, seconded by K. Vorsteveld, to adjourn at 8:15PM. So voted.

Respectfully submitted,

Louise Giovanella, Clerk

Next meeting 2/8/07