

## PANTON PLANNING COMMITTEE MEETING MINUTES

June 7, 2007 7:02 p.m.

Present; Louise Giovanella, Bob Moulton, Deeny Marshall, Jim Darragh, Ed Hanson, Kirsten Vorsteveld, Kim Bingham, Mike Hermann, Committee Chair and Marjorie Huff, Scribe.

Bob M. motioned to accept the amended minutes for May. Louise G. 2<sup>nd</sup>, approved.

Mike H. and the select board Chair has received a letter from the ACRPC about the importance of appointing an energy person to a newly created energy committee. This committee will meet monthly to exchange ideas and concepts on how towns could save money through energy efficiency. Mike stated that because of our location in northern VT we could probably do something to make our buildings and residences more energy efficient as some of these ideas and concepts are very cost effective. If anyone knows of someone who is interested in energy conservation please submit his or her name to the select board.

Maryellen Pela inquired about subdividing 20 acres located at 850 Panton Rd. as she has an interested party who would like to buy the 20 acres and subdivide the lot into two 10 -acre lots. One of the lots will include the residence and outbuildings and the other lot will be in back of the first with frontage on Otter Creek and a deeded access road from Panton Rd. One lot is rated R 5 and the other R 10. The 10-acre back lot must be evaluated by a licensed septic designer to determine whether or not a complying septic system is possible and the lot must be surveyed before approaching the town any further. Ed Hanson will give Maryellen Pela a list of licensed designers in a 20 mile radius. A short discussion on available surveyors followed.

Old business-We are currently waiting to hear from the Regional Planning Commission for guidance in concerning grants. In the meantime we can begin to discuss how we might develop our own information we need to acquire to look at community resources and ways to get feedback from the town. To date there has been little concern shown

New business-Ed Hanson presented the briefing package for the Hartenstein addition. The addition will be a garage located at street level on Arnold Bay Rd. with a connecting structure between the garage and the house, which sits down the hill. As the lot is rated R5 the setback requirements for the side yards are 50 ft. A variance will be required on both sides. Mr. Bogan, an abutting landowner, has asked to see a copy of the proposed Hartenstein addition. Other new business was the subdivision of Biello's property on Jersey St. They want to keep 81 acres with the residence and create three new lots to the south of Adam's Ferry Rd. The septic plans for the three new lots are in preparation. Ed Hanson has asked to see these by the July 12<sup>th</sup> meeting or the preliminary flat review. A sketch plan review for this subdivision and the Hartenstein addition is scheduled for the July 12<sup>th</sup> meeting.

A discussion on conditional use phrases in the new revised regulations resulted in leaving one phrase as it is and recommending to the select board to change Art. III Sect. 570 from a conditional use to a variance review procedure.

Mike H. moved to adjourn, Bob M. 2<sup>nd</sup>, meeting adjourned 8:15.

Respectfully submitted,

Marjorie Huff, Scribe