

**Panton Planning Commission and Developmental Review Board Meeting Minutes**  
November 1, 2007

Present: Bob Moulton, Ed Hanson, Deeny Marshall, Louise Giovanella, Gary Norton, Rick Klein, Jim Darragh, Mike Hermann.

Others present: Ed Biello, Lynn Jackson, Daryl Hatch and Robert and Colette McNamara.

Meeting opened at 7:05 p.m.

Ed Hanson presented the board with an updated list of all the abutters to the Biello property. He stated that all abutters have been notified and that he has not received any responses.

Application for approval of the preliminary plat plan review for the Biello property subdivision began with a viewing of the property map. The preliminary plat plan calls for the property to be divided into four lots, a 10 acre, 17 acre, 23.8 acre and an 81 acre lot with the present residence.

The lay of the land is flat to rolling around the wooded area the rest is open. There is a ridge that runs through the property. The septic for the three newly subdivided lots will be on the 81 acre lot. The 81 acre lot has its own septic. The lots will be accessed from a new driveway coming in from Adam's Ferry Road. This driveway will run below the ridge. Utility wires will be underground. The building envelope set back requirements will be maintained.

Public comments were received from Daryl Hatch who voiced her concern about water drainage onto her property from lot #3. It was suggested that two engineer designed settling ponds be created on the Biello subdivision property before the culvert that runs under the road onto Ms. Hatch's property. Bob McNamara pointed out that lots #1 and 2 drain away from the Hatch property. It was decided that viewing a contour map is necessary for this property. It was suggested that future subdivision properties include contour maps as well. Ed Hanson pointed out that one of the requirements of the subdivision regulations in section 240 section 1F indicates that one of the items required on the survey drawing is a storm water drainage plan drawn in a contour interval of not more than two feet indicating methods of collecting and discharging drainage. This applies to major subdivisions which is defined as three or more lots. Bob Moulton pointed out that Lots #1 and 2 drain into a potable water source protection area but this drainage is not viewed as a matter of concern for the water department. Daryl Hatch said she would like to see the drainage situation toward her property dealt with prior to development. Mike Hermann asked the board to entertain a motion that a retention basin pertaining to the creation of two settlement ponds be looked at in detail and incorporated into the subdivision plans. Louise Giovanella motioned toward a retention basin. Bob Moulton 2<sup>nd</sup>. Motion unanimously approved.

Temporary markers need to be placed marking the new roads' physical location and curb cut. Also temporary markers need to be placed defining the new subdivision lots. A site visit will be conducted on Wednesday, November 14 at 8 a.m.

Mike Hermann entertained for a motion that the application for preliminary plat plan approval be deferred until December 6, 2007 so that the site visit can be done. Placement of the temporary markers and a viewing of a contour map and possible settling pond locations are desired at the time of the site visit. Louise Giovanella motioned to recess until December 6, 2007 so that the site visit can be done. Bob Moulton 2<sup>nd</sup>. Motion unanimously approved.

Mike Hermann mentioned that he has received a notice from the Environmental Protection Agency that the new wastewater regulations are available from the Waste - water Management Division. They are effective as of September 29, 2007 and can be downloaded from their web site.

Ed Hanson informed the board that Mr. and Mrs. Wayland B race are in violation of land use for selling vehicles that they do not own titles for from their property. They have not applied for a conditional use permit.

Ed Hanson presented the new implementation manual for Vermont Municipal and Regional Planning and the Development Act Regulations to the board.

Louise Giovanella gave out a preliminary survey to the board members.

The previous meeting minutes need to be revised and a motion was made by Louise Giovanella to wait to approve the minutes until the next meeting. Bob Moulton 2<sup>nd</sup>. Motion unanimously approved.

Bob Moulton moved to adjourn the meeting. Louise Giovanella 2<sup>nd</sup>. Motion unanimously approved. Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Marjorie Huff,  
secretary