

PANTON PLANNING COMMISSION/DEVELOPMENT REVIEW BOARD MEETING MINUTES

August 14, 2008

Present; Chair David Raphael, Mike Hermann, Deeny Marshall, Barb Fleming, Jim Darragh, Louise Giovanella and Zoning Administrator Ed Hanson

Others present; David Barra, Paul Bourgeois and Marcel Bourgeois

7:06 p.m. **Developmental Review Board meeting**; Laura Lee Bushey request for conditional -use of a mobile home on her property to a detached accessory outbuilding to be used as a home based business. Attorney David Barra represented Laura Lee Bushey and spoke to the issue of water usage in the mobile home. It was determined that the water used as a home -based business will be less than when the mobile home was used as a residence and therefore conforms to the state requirements. It was further noted that under General Criteria Section 355 provisions #1 -5 of the Town Zoning Regulations all criteria were met. Louise Giovanella motioned to approve the permit for a non -residential accessory outbuilding with the stipulation that there be no bedrooms or facilities for the preparation for the consumption of meals. Deeny Marshall 2nd. Unanimously approved.

7:25 p.m. Final plat review application for Marcel and Paul Bourgeois of a two -lot subdivision of 94.9+ acres on Pantan Road (parcel ID# 06-01-19.000) into two residential lots of 47.45+ acres each, in accordance with the provisions of section 230 of the Town's Subdivision Regulations. As all necessary information was submitted and all regulations met Louise Giovanella motion ed to approve the final plat review application. Mike Hermann 2nd. Unanimously approved.

Louise Giovanella motioned to approve the DRB minutes for June with amendments. Mike Hermann 2nd. Unanimously approved.

A discussion on having a second dwelling on a residential property followed. A second dwelling cannot exceed 1,200 sq. feet or 30% of the principle dwelling and can have one bedroom. The Environmental Protection Board states that a bedroom is 80 sq. feet or more has at least one closet, at least one window and a door. Deeny Marshall motioned to adjourn the DRB meeting Mike Hermann 2nd.

7:47 p.m. **Panton Planning Commission meeting**; Deeny Marshall motioned to approve the June PPC minutes with amendment. Barb Fleming 2nd. Unanimously approved.

Louise Giovanella received a letter from the select board wanting to know why the PPC had not used the grant fully. She responded to them and explained the reasons why the grant was not fully used.

The next meeting of the PPC/DRB will be September 4, 2008 at 7:00 p.m.

Louise Giovanella motioned to adjourn. Deeny Marshall 2nd. Unanimously approved. Meeting adjourned at 8:05 p.m.

Respectfully submitted,
Marjorie Huff
Clerk