

## **Panton Planning Commission/Development Review Board Meeting Minutes**

November 6, 2008

Present; Chair David Raphael, Mike Hermann, Deeny Marshall, Jim Darragh, Gary Norton, Louise Giovanella, Zoning Administrator Ed Hanson

Others present, Mike and Beverly Adams and Paul and Lisa Norris

### **7:05 p.m. Developmental Review Board Meeting**

Final plat review hearing for Paul and Lisa Norris's request for approval of a two-lot subdivision of 4.1 acres (parcel ID# 03-01-50.000) into two lots of 2.06 and 2.04 acres. The western line of the property lies in a Zone A (100year flood plain area) of fifteen to twenty feet and is well clear of the proposed development of the property. Mike Adams expressed concern about any change in the water pressure. The Norris's septic designer and the Vergennes-Panton Water District have assured them that there would be no change in the water pressure to other residents. Any change in water pressure will only effect the Norris's. As the proposed subdivided lots conform to the minimum acreage and frontage requirements of the Town's Zoning Regulations and a state Wastewater Disposal and Portable Water Supply Permit has been issued and recorded in the Town's Land records Louise Giovaenlla motioned to approve the subdivision Mike Hermann 2<sup>nd</sup>. Unanimously approved. Mike Hermann motioned to close the hearing Deeny Marshall 2<sup>nd</sup>. Unanimously approved. September's meeting minutes were read. Louise Giovanella moved to accept the minutes Mike Hermann 2<sup>nd</sup>. Unanimously approved

Zoning Administrator Ed Hanson made an error in issuing a building permit to Mike Hermann for a conditional use accessory out building on his property to be used in connection with his business. In section 507 of the Town's Regulations such buildings have to be brought before the DRB for approval. Ed will suspend the issued permit and make application for a hearing to the DRB for the December meeting.

A discussion of the pending further sub-division of the Bill Findiesen property followed. Louise Giovanella moved to adjourn the meeting Gary Norton 2<sup>nd</sup>. Unanimously approved. Meeting adjourned 7:37 p.m.

### **7:38 p.m. Panton Planning Commission**

September's meeting minutes were read Deeny Marshall moved to approve the minutes Louise Giovanella 2<sup>nd</sup>. Unanimously approved.

Committee Chair David Raphael went over the need to review the Town Plan in order to have it ready for re-adoption in 2010. It was suggested that each member of the PCC take a chapter to review and bring any changes to the attention of the PCC. The following chapters to be reviewed at this time are Housing-Louise Giovanella, Economy-Mike Hermann, Transportation-Gary Norton, Current and Future Land Use-Jim Darragh, and Natural Resources and Environment-David Raphael.

A discussion on septic systems costs and types of systems throughout the state took place. David Raphael handed out copies of conserved and public lands in Panton from the Vermont Land Trust to be reviewed and discussed next month. There are currently 920 acres in land trusts in Panton. Louise Giovanella motioned to adjourn the PCC meeting Mike Hermann 2<sup>nd</sup>. Unanimously approved. Meeting adjourned at 8:07 p.m.

Respectfully submitted,  
Marjorie Huff  
Clerk