

## **DEVELOPMENT REVIEW BOARD/PANTON PLANNING COMMISSION**

April 2, 2009

Present; Chair David Raphael, Deeny Marshall, Barbara Fleming, Kim Bingham, Jim Darragh, Louise Giovanella and Zoning Administrator Ed Hanson

### **Development Review Board**

7:04 p.m. Louise Giovanella moved to accept the March minutes with amendments Deeny Marshall 2<sup>nd</sup>. Unanimously approved. Chair David Raphael abstained as he was absent.

Ed Hanson reported that three permits have been issued during the first quarter of the year. Deeny Marshall inquired into the activity on the Biello subdivision and was told it was work for the curtain drain. Robert and Joan DeGraff have been granted a state wastewater permit for upcoming construction on their 120 -acre lot on Basin Harbor Rd. A discussion on the requirements necessary concerning existing septic systems, upgrading a system or the need to build a new septic system when adding a one -bedroom residence on a property followed.

Louise Giovanella moved to adjourn the DRB Deeny Marshall 2<sup>nd</sup>. Unanimously approved. DRB meeting adjourned 7:19 p.m.

### **Panton Planning Commission**

7:21 p.m. Jim Darragh moved to accept the March minutes with amendments Kim Bingham 2<sup>nd</sup>. Unanimously approved. David Raphael abstaining.

Two chapters in the Town Plan were reviewed Housing and Current and Future Land Use. Louise Giovanella presented proposed changes for the Housing chapter. A question on the actual number of housing units in Panton was raised. Updated information on present residences and building locations and graphs will be done. In the Vision section a few sentences concerning construction for increased dwelling units on existing developed lots and the expansion of conditional use permits to encourage home occupations will be added. Under the Goals section the sentence 'The towns' residents will have safe, healthy, efficient housing within their means' will be added as well as two sentences concerning affordable housing and future development while maintaining a rural small - town character. Under the Actions section the following actions to be added are working with Addison County Community Trust and or other regional and state agencies to develop housing.

Administer housing development proposals using Panton zoning regulations to ensure that they do not result in the over development of one particular housing type.

Encourage housing that will enable elderly residents to remain in the community.

Consideration of preserving open agricultural land and natural habitat areas.

Consider ways in which changes in the town's land use and zoning regulations including allowable units per acre can be forwarded to support multi -family residences, affordable housing and other housing alternatives in Panton. The Planning Commission should initiate the review of our land use districts as well as their boundaries and densities.

Jim Darragh presented proposed changes to Current and Future Land Use. Jim suggested eliminating the data concerning year round residences and seasonal homes, the sentences concerning development and proliferation of ten-acre lots, and the development of a potable water map as no map exists and there are no plans to develop one at this time. It was suggested to include a statement concerning the desire for a potable water map in the Actions section of the chapter. The sentences about the town beach, development on RT.22A and the development of the Arnold Bay facility should also be struck from the text. Under Future Land Use the information on the five districts was questioned. David Raphael said he would like to review this section and schedule it for next month. Questions concerning town right-of-ways and the maintenance of ancient roads and mapping of woods and slang areas were raised.

### **New Business**

The public workshop will be postponed until fall. The Trees for Panton meeting has been changed to April 21, 2009 at 7:00 p.m. The Regional Planning Commission will meet in Middlebury on April 13, 2009 at 7:00 p.m. in the old CVPS building. The board received a brochure on the third Annual organic recycling Summit. The Vermont Agency of Natural Resources has updated wetland maps. Louise Giovanella asked for volunteers to help with Green Up Day. Deeny Marshall motioned to adjourn Louise Giovanella 2<sup>nd</sup>. Unanimously approved. Meeting adjourned at 8:53 p.m.

Respectfully submitted,  
Marjorie Huff,  
Clerk