

PANTON PLANNING COMMISSION/DEVELOPMENT REVIEW BOARD

June 4, 2009

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

Others present; Carl Lorenz and Don Mina

Development Review Board

Meeting convened at 7:00 p.m. with a hearing for Panton Hills L.L.C. review for approval of a conditional use permit for conversion of an existing storage building into a winery and wine tasting facility.

Committee Chair David Raphael swore in Carl Lorenz, Don Mina and Ed Hanson. Don Mina explained the need for the proposed winery to handle the volume of juice expected from the vineyard. The expected hours of operation for the wine tasting room would be from mid-morning to early evening April through October with cheese and crackers being served with the wine tasting. An approved septic system is in place and they would be using an existing curb cut. Panton Hills L.L.C. was asked to submit a scaled plan showing proposed and existing features of structure location, land use areas, street, driveways, parking, landscaping, site grading and sign location. The findings of fact were that Panton Hills L.L.C. complies with the criteria as stated in the town's regulations being that it would, 1. Not affect the capacity of community facilities, 2, Fit with the character of the area, 3. Traffic generated would not exceed road capacity and no traffic study is necessary, 4. They are using an existing curb cut with adequate site distances, 5. They will not inhibit or restrict the use of renewable resources.

Mike Hermann motioned to grant a conditional use permit on condition that Panton Hills L.L.C. submit a scaled drawing of the site and proposed sign Deeny Marshall 2nd.

Unanimously approved.

The minutes of the previous meeting were read Louise Giovanella motioned to approve the minutes with an amendment Jim Darragh 2nd. Unanimously approved.

Ed Hanson informed the board that Terry Findisen has asked to be on the July agenda for an informal sketch plan review of a proposal for PUD or a sub-division on part of the property on Lake Rd. He also mentioned that the fence placement between the properties of Joseph Bogen and Robert Hartenstein is still in question. Louise Giovanella motioned to adjourn the DRB Mike Hermann 2nd. Unanimously approved.

Panton Planning Commission

Meeting convened at 7:53 p.m. with the previous meeting minutes reviewed. Louise Giovanella motioned to accept the minutes Mike Hermann 2nd. Unanimously approved.

An Act250 Handbook has been purchased and placed at the Town Hall for public use.

Smart Growth Vermont a non-profit organization promoting good planning design in the state has asked to come and speak in the fall concerning preserving Rt.22A as a scenic road in Panton. The PPC will have them come and speak about their concerns and ideas.

David Raphael handed out maps of conserved lands. The PPC has an opportunity to comment on the Town Plans for Waltham and Vergennes. Mike Hermann asked if there was a tax map of land in current use for Panton. A discussion on development, rental houses, regulations and land use in Panton and the surrounding towns followed.

Adam Lugee will provide up-dated statistics for the Panton Town Plan. David Raphael will rewrite the section for Land Use for July's meeting. Louise Giovanella will e-mail the Lake Champlain section of the Town Plan to the PPC for review for the July meeting. Jim Darragh checked the Vermont statutes for Town Plans goals and objectives. Deeny Marshall motioned to adjourn Louise Giovanella 2nd. Unanimously approved. PPC adjourned 8:43 p.m.

Respectfully submitted,
Marjorie Huff
Clerk