

Development Review Board/ Planning Commission

October 6, 2011

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

Others present; Terry Findeison, Lynn Jackson Donnelly

DRB

7:05 p.m. DRB convened. The final plat review for Shadow Glen Orchard PUD took place. Terry Findeison and Zoning Administrator Ed Hanson were sworn in. Lot layout, curb cuts and set aside green space were reviewed. Findings of fact were that the PUD is in conformance with PUD zoning regulations and requirements, five curb cuts will remain the same if a new curb is added one will be eliminated, 7.61 acres are set aside as green space to provide the necessary density for lots #4, #5 and #6. Louise Giovanella motioned to accept the final plat Deeny Marshall 2nd. Unanimously approved.

7:15 p.m. A request for final plat review and approval of a single-lot subdivision for Panton Hills L. L. C. of 104.8+ acres from the parent parcel of 123.8+ acres with a deeded access easement to the new lot through the retained lot. Lynn Jackson Donnelly, Zoning Administrator Ed Hanson and Marjorie Huff were sworn in. Marjorie Huff questioned the necessity of an access as the buyer currently has multiple accesses to the acreage from their own property and this access creates a safety concern for vineyard workers and an impediment to the vineyard operation. Lynn Jackson Donnelly explained that this deeded access easement is agreed upon between the buyer and seller. Zoning Administrator Ed Hanson explained that an easement has to be in place for the subdivision. Findings of fact; a deeded easement is included in the center of the parent parcel to provide access to the new lot, the provisions of the zoning laws and subdivision regulations are met and found to be in conformance, the deeded easement is for agricultural use only. Jim Darragh motioned to accept the application for subdivision Louise Giovanella 2nd. Unanimously approved. DRB minutes for April, June, July and September were reviewed and approved. Committee Chair David Raphael motioned to close hearing and adjourn DRB. Unanimously approved.

PC 7:42 PC minutes for April, June July, and September were reviewed and approved. Committee Chair David Raphael announced that the Addison County Regional Planning Commission has approved the Panton Town Plan. There has been no news concerning the scenic by-way. A discussion of the recent town celebration followed. Deeny Marshall motioned to adjourn the PC Louise Giovanella 2nd. Unanimously approved.

Respectfully submitted,
Clerk

Marjorie Huff,