

TOWN OF PANTON

3176 Jersey Street
Panton, Vermont 05491

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ADMINISTRATIVE OFFICER'S MONTHLY REPORT TO THE TOWN PLANNING COMMISSION ON ZONING ACTIVITY MONTH OF MAY 2014

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<i>SUMMARY OF PERMIT ACTIVITY -</i>	Current month	Year to date
<i>New dwellings</i>		
<i>Permanent/seasonal houses</i>	0	0
<i>Accessory apartments</i>	0	0
<i>Mobile homes</i>	0	0
<i>Replacements</i>	0	0
<i>Renovations/additions</i>	2	3
<i>Accessory outbuildings</i>	0	1
<i>Exempt agricultural outbuildings</i>	1	2
<i>Ponds/dams/other land development</i>	0	0
<i>Temporary uses</i>	0	0
<i>Fences</i>	0	0
<i>Signs</i> 0.....	0	
<i>Subdivisions</i>		
<i>Single-lot</i>	0	0
<i>Multiple lot</i>	0	0
<i>Boundary adjustments</i>	0	0
<i>Planned unit developments (PUDs)</i>	0	0
<i>Renewals of permit</i>	0	0
<i>Conditional uses</i>	0	1
<i>Certificates of occupancy</i>	2	3
<i>Notices of Violation</i>	0	0
<i>Development Review Board hearing applications</i>		
<i>Conditional uses</i>	0	1
<i>Variances/Waivers</i>	1	3
<i>Appeals</i>	0	0
<i>Subdivisions/PUDs</i>	0	0

DEVELOPMENT REVIEW BOARD ACTIVITY -

A hearing was convened before the Board on 1 May 2014 to consider a request (#14-3) from Hans Vorsteveld, representing Vorsteveld Farm L.L.P., for a front-yard setback variance to allow the construction of an attached garage addition to the recently-replaced farm-labor dwelling on the Farm's property on Adams Ferry Road. A site visit by members of the Board was convened on the property in question before the hearing, and the variance was subsequently granted by the Board. The permit application has been processed and the permit (#14-3) has been issued.

An application (#14-4) was received from Jeffrey & Lynn Provost for the Board's consideration of a minimum side-yard setback variance or waiver to allow a master bedroom expansion of their dwelling on Staton Drive. The Board's hearing for this purpose has not yet been legally warned.

OTHER ACTIVITIES -

Four applications were received during the month of May, two for a development that requires a variance/waiver approval by the DRB, described above. The remaining two were for an uncovered deck addition to an existing dwelling on Adams Ferry Road, and an addition to an exempt agricultural accessory building on Jersey Street, for which a waiver of the Town's minimum front-yard setback distance was authorized by the Secretary of Agriculture, Food & Markets.

On 6 May 2014 Ebenezer Punderson, Esq., of Brennan Punderson, P.L.L.C., representing Jacques Andre Megroz, filed a Notice of Appeal with the Environmental Division of the Vermont Superior Court contesting the Development Review Board's decision in its conditional-use hearing (#14-2) of Robert & Joan DeGraaf's request for a change of use of their farm supply store on Panton Road. Under these circumstances, and in accordance with the provisions of §§399, 916 and 917 of the Town's zoning regulations and 10 V.S.A. 220 §8504, the effective date of the conditional-use permit (#14-2) issued to the DeGraafs on 18 April 2014 and the rights and privileges conveyed thereby have been suspended until the appeal has been legally adjudicated.

Two certificates of occupancy were also issued during the month of May, and application fee revenues of \$200.00 were received, resulting in a net direct cost of administration of \$432.42 for the month, and \$2,066.25 for the calendar year to date.

Respectfully submitted,

E. W. Hanson
Administrative Officer
2 June 2014.

EWH/mw

Information copies to: Selectboard
Board of Listers