

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 SEPTEMBER 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	1
<i>Mobile homes</i>	0	0
<i>Replacements</i>	1	3
<i>Renovations/additions</i>	0	7
<i>Accessory outbuildings</i>	0	2
<i>Exempt agricultural outbuildings</i>	0	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>	0	4
<i>Notices of Violation</i>	0	0
<i>Development Review Board hearing applications</i>		
<i>Conditional uses</i>	1	3
<i>Variances/Waivers</i>	0	4
<i>Appeals</i>	0	0
<i>Subdivisions/PUDs</i>	0	0

DEVELOPMENT REVIEW BOARD ACTIVITY -

A hearing, preceded by a site visit by members of the Development Review Board, was convened on 4 September 2014 to address Robert & Deborah Hartenstein's request (#14-6) for approval of a side-yard setback variance to allow the addition of an attached summer screen-house to the existing dwelling on their property on Arnold Bay Road. The hearing was completed, and the Board's written decision was issued on 23 September 2014, and the associated permit (#14-12) has been issued. A second hearing was convened on 4 September 2014 to address Vorsteveld Farm's application (#14-5) for conditional-use approval under §512 of the Town's zoning regulations for the reconstruction and re-establishment of a non-conforming use to serve as farm labor housing on part of the former Arnold Bay Farms property on Adams Ferry Road. The hearing was recessed to a time and date certain of 7:00 p.m. on 2 October 2014, pending the Board's receipt of addition site plan drawings and details.

OTHER ACTIVITIES -

Two applications were received during the month of September from Hans Vorsteveld, acting on behalf of Vorsteveld Farm L.L.P. for a zoning permit (#14-13) and a Development Review Board hearing (#14-5), to authorize the replacement/reconstruction of a dwelling on part of the former Arnold Bay Farms property on Arnold Bay Road. The replacement structure is to serve as farm labor housing, so the application requires conditional-use approval under §512 of the Town's zoning regulations for the reconstruction and re-establishment of a non-conforming use. No hearing date has yet been set, because the project requires a verification and a possible replacement of the structure's wastewater disposal system, for which work by a licensed designer is pending.

An agreement has been reached with the Town's assessor and NEMRC regarding the tax map ID# reassignments made in recognition of the subdivisions that were legally executed in 1974 and 1984 on the so-called 'peninsula property' of the former Arnold Bay Farms holdings, which appeared on Cartographic Associates' tax maps of 1988 but were not subsequently depicted or identified in the property tax maps prepared for the Town by Spencer Potter. The property is now owned by Dennis & Victoria Hopper, who are proposing to do some renovation and development on several of the newly re-identified lots.

Application fee revenues of \$250.00 were received during the month of September, resulting in a net direct cost of administration of \$402.42 for the month, and \$3,640.27 for the calendar year to date.

Respectfully submitted,

E. W. Hanson
Administrative Officer
29 September 2014.

EWH/mw

Information copies to: Selectboard
Board of Listers