



*Town of Panton Chartered 1761*

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Development Review Board / Planning Commission Meeting

November 8, 2018

Members Present: Bob Hartenstein, Anna Hopper, Kirsten DeLaCruz David Raphael, Chair, Bradley Dewey and David Wolniewicz

Others Present: Kris Perlee, Zoning Administrator, Riley Laberge, Andrew LøRoe, and Linda Devino

David Raphael called the **Development Review Board** meeting to order at 7:00pm.

The first order of business was to amend the Agenda to reflect Riley Laberge's request for a 30' waiver of setback requirements in the RA-10 district to build a small barn. Kris Perlee noted that the hearing was properly warned. David Raphael asked Mr. Laberge to explain why he was asking for the waiver. Mr. Laberge noted mature trees on his property that would be in the way if he were to meet setbacks. He also commented that the other side of his yard is too wet for a barn. Kris Perlee noted a waiver can be made at the discretion of the DRB. Discussion continued in reference to how and why it fits in the waiver guidelines. Riley Laberge noted that his neighbors have given him written permission for the barn to be closer to property line. Kirsten DeLaCruz suggested a site visit may be warranted. David Raphael Asked Mr. Laberge for further explanation of why this would be the only place that the barn can be built. The board commented that they would like to grant the waiver but needed a more compelling reason for the waiver. Kris Perlee discussed how a waiver is listed in the Zoning Regulations and how it's different than a conditional use or a variance request. The majority of board members commented that they were okay with the request. Dave Wolniewicz noted that the boundary line on the back side has a farm road on it and because of it the land on Mr. Laberge's side would most likely not be used as the road is a visual boundary. David Raphael asked for a revised, more detailed site plan to be submitted within 30 days to the board and they will grant the waiver. Mr. Laberge agreed.

David Wolniewicz moved to approve the waiver of the dimensional requirements with the condition of the new site plan. Kirsten DeLaCruz second and the vote was unanimous in favor.

The minutes from the October meeting were reviewed. Bradley Dewey moved to accept the minutes as written. Kirsten DeLaCruz second and the minutes were unanimously approved.

#### Zoning Administrators Report:

Kris Perlee stated that he has only 1 permit in process and it is for a deck. He followed up on questions regarding the fill going in on Adams Ferry Road. The fill is actually being done by the Town with a permit from the State of Vermont. This led to discussion of the town's right of ways. Kris Perlee noted that any and all work done in the right of ways has to be permitted. Much discussion about the right of ways and ditching ensued. The board feels that perhaps they should send a letter to the Selectboard to inquire if they are staying within the town plan and/or the shoreline protection agency in regard to the relining of town road's ditches. Kirsten DeLaCruz noted that some people have contacted her in reference to some of the intersections in town. It was decided that these concerns have to go through the Selectboard and the residents concerned should contact the Selectboard. David Raphael noted that the subject is worth further discussion and will be continued next month.

Bob Hartenstein moved to adjourn the Development Review Board at 7:55pm. Dave Wolniewicz second and the vote was unanimous.

#### **Planning Commission** meeting convened at the close of the DRB meeting.

Minutes of the October meeting were reviewed. Kirsten DeLaCruz moved to accept them as written. Anna Hopper second and the vote was unanimous in favor.

David Raphael welcomed Andrew LøRoe of the Regional Planning Commission and noted he was present to help the committee continue work on Pantons Enhanced energy Plan. David Raphael gave Andrew LøRoe notes Mary Rudd had compiled for the Energy plan. He also gave Andrew LøRoe his own statement of standards for renewable energy her in Pantons. David Raphael discussed incorporating the "Overlapping Community Values and Ecologically Significant Sites" map, dated 4-2017 into the plan.

Andrew LøRoe showed the members his draft for the Pantons Enhanced Energy plan. The committee chose to designate Slang Road and Allen Road as areas that could be considered for future large solar sites. The committee continued to discuss the fact that they would not like to see any commercial projects that would negatively impact the lake, our views, wildlife habitat and the comfort of the residents of Pantons. They also feel discreet private power sources are a

better plan for Panton. As for wind energy only noncommercial uses would be supported and the same was decided for biomass production.

Andrew LøRoe said he will put together a draft report for the Planning Commission to hopefully finalize during next month's meeting.

David Raphael noted that the final planting of landscape screening for the solar field on Panton Road has been completed. He said that some of the vegetation is not as healthy as it could be but given that this past growing season was a difficult one the site would need to be reviewed in the spring to see if the conditions of the original permit have been met.

Bob Hartenstein moved to adjourn at 8:50pm Brad Dewey second. The vote was unanimous and the Planning Commission adjourned.

Respectfully submitted,  
Linda Devino  
Assistant Town Clerk