



*Town of Panton Chartered 1761*

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**3176 Jersey Street, Panton VT 05491-9331  
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Development Review Board / Planning Commission Meeting

October 11, 2018

Members present: Marry Rudd, Kirsten De La Cruz, Anna Hopper, Dave Wolniewicz, and Bradley Dewey

Others Present: Assistant Clerk Linda Devino, Zoning Administrator Kris Perlee, Cindy Cooke, Kevin Cooke, Jason Barnard and Gordon Marcelle

Mary Rudd called the meeting or order at 7:01pm

Kirsten De La Cruz made a motion to amend the Agenda to include the Preliminary hearing for the Cooke's proposed Planned Unit Development. Dave Wolniewicz second and the vote was unanimous in favor.

The minutes from September were reviewed Dave Wolniewicz moved to accept them as written. Kirsten De La Cruz second all were in favor and the minutes were approved.

The minutes from July were reviewed Dave Wolniewicz moved to accept them as written Bradley Dewey second and the minutes were approved.

At 7:05pm Mary Rudd convened the hearing for preliminary review of a PUD on the Cooke's property. Jason Barnard, Cindy Cooke and Kevin Cooke were duly sworn in. Jason Barnard displayed the updated site plan and discussed the changes from the original plans. Mr. Barnard noted that after the formal survey there was approximately 10 additional acres of land included in the site. He also noted changes in the size and shape of Kevin Cooke's property. This change was made in order to retain some of his existing property lines as the pins are set. He also commented that they still need to get data from Vergennes Panton Water District to determine if the existing waterline can serve the extra homes. Mary Rudd asked about the water line and who would be responsible for the upgrade if needed. Kevin Cooke said that there may be an existing agreement for the current properties utilizing the line. Driveway locations were discussed and the

fact the idea of shared driveways would not work for this Planned Unit Development.

A motion to approve the preliminary PUD application with two conditions (1. The Waste water permits must be applied for and 2. The condition of the waterline and/or the need to improve it must be determined), was made by Kirsten De La Cruz and second by Dave Wolniewicz. The vote was unanimous and the preliminary PUD application was approved. Mary Rudd adjourned the hearing at 7:25pm.

New Business: Jason Barnard presented a conceptual sketch plan of a PUD for a property owned by Gordon Marcelle on Route 22A. Gordon Marcelle wants to retain his property w/ 67 acres and proposes 4 new house lots and a set aside area of 11 acres as agricultural land. Gordon Marcelle noted VTrans has said they have issued a Letter of Intent to accept the proposed driveways however he has not yet received it. Jason Barnard noted that they included a 200ft no build zone to keep the houses back off Route 22A and to protect the view. Mr. Marcelle noted that the project is very young and won't be ready for development before spring.

#### Zoning Admin Report:

1. Preston's property construction on Pantan Road is moving forward. The garage has been built and the Prestons know they are over the 30 days for living in a camper but the house is coming soon as it is of modular build.
2. A lady is looking to buy a property on Ruffed Grouse contacted Kris Perlee and asked about the zoning regulations pertaining to adding on to it. It was discussed and noted if the building were to be removed and rebuilt it would most likely need a State issued Shoreland Protection Permit. Kris Perlee did give them contact information for the state for that permit.
3. Kris Perlee noted to the board that the Gebos own a property on Sunset Knoll that they would like to split in half and deed one half to their son. The property is 18.38 acres but the property appears to be in 10 acre zoning. Kris wonders if the zoning map is wrong as there is a small section of 2 acre zoning in an odd space and it looks as if it should be moved over to where Sunset Knoll and a number of other small lots now exist. Mary Rudd said she did remember some discussion of there being mistakes on the maps in the past. Kris Perlee will contact David Raphael for any additional information and will look for some older maps.

Kirsten De La Cruz noted that some acquaintances of hers stated that they believe the Otter Creek Trailer Park is actually or partially in Pantan. She felt that it should be looked into as it could be a good source of tax revenue. Kris will look into the history of it with Addison County Regional Planning.

Discussion continued as to whether or not someone is planning to reopen the Pantan Store. It was noted that there has been discussion about town that some people are hoping to do just that but, there has been no legal papers filed or permits applied for at this time.

Dave Wolniewicz made a motion to adjourn the Development Review Board and convene the Planning Commission meeting at 7:55pm. Brad Dewey second and the vote was unanimous.

## Planning Commission Meeting

The September minutes were reviewed. Kirsten De La Cruz moved to accept the minutes as written. Bradley Dewey second and the minutes were unanimously approved.

The July minutes were reviewed. Dave Wolniewicz moved to accept them as written. Bradley Dewey second and the minutes were unanimously approved.

The board continued work on the Enhanced Energy Plan. Discussion continued on the verbiage needed to not only designate areas that may possibly be suited for additional renewable energy sites and perhaps more important, areas that need to be protected from development. The commission noted the need to protect not only the shores of Lake Champlain but also our scenic corridors and byways, our wetlands and migratory bird habitat. Mary Rudd showed the commission the draft report she received from Andrew L. Roe. She will work on filling in the needed data to present to the board next month and she will contact David Raphael and have him complete the maps before next meeting.

Mary Rudd noted that Kris Perlee will be looking into the possible zoning map errors and if they are found to be true the commission will need to address them.

Bradley Dewey moved to adjourn the Planning Commission meeting at 8:12pm. Kirsten De La Cruz second, all were in favor and the meeting adjourned.

Respectfully submitted,

Linda Devino  
Assistant Town Clerk