



Town of Panton Chartered 1761

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Panton Development Review Board and Planning Commission Meeting

September 13, 2018

Members Present: Davis Raphael Chairman, Bradley Dewey, Mary Rudd, Kirsten De La Cruz and Dave Wolniewicz

Others Present: Zoning Administrator Kris Perlee, Jason Barnard, Cindy Cooke, Kevin Cooke Andrew LøRoe and Linda Devino

Development Review Board

David Raphael called the meeting to order at 7:03pm

1. Approval of July minutes was postponed as there was not a quorum of members present from that meeting.

2. Jason Barnard of Barnard & Gervais, LLC displayed the proposed PUD Subdivision of the 73+- Acre property located between Route 22A and Hopkins Road being owned by the Estate of Patrick J Cooke. Currently there are 2 existing homes on the property. What is being proposed by the Cooke's are 3 new house lots on Hopkins Road and one new house lot on 22A. 45 Acres will be left open for agricultural purposes. Included in the map is the property currently owned by Kevin Cooke and there is a boundary adjustment of his property included with the proposed PUD. The subdivision is being proposed as a PUD in order to protect the agricultural land. There was discussion in reference to shared driveways and road frontage for the lots on Hopkins Road. Also discussed were the open agricultural lots. Mr. Cooke stated that the goal was to sell that acreage to an existing farm to keep it as agricultural. David Raphael commented and the board agreed that they would like to do a site visit of the Hopkins's Road lots. The site visit was scheduled for October 11, 2018 at 5:30pm. Mary Rudd moved to accept the Cooke's preliminary subdivision sketch plan as presented. Dave Wolniewicz second and the vote was unanimous in favor.

3. Kris Perlee discussed some of the ongoing zoning items. One being the possibility of a fence on Porter's property. Kris noted that per discussion with Pantons road Forman and the distance off the road needed for snow plowing the fence is not going to be possible. Kris Perlee also noted that Mr. Porter and he discussed the possibility of a storage unit and the fact that it would be considered a structure and therefor would require a zoning permit. At last meeting Annie Hopper had a question regarding the fill going in on Arnold Bay Road. Kris learned that it is actually the town of Panton doing the fill and it is being done with a state permit. David Raphael noted that he got a call from Mr. Puschell. Mr. Puschell stated that his new neighbors at 358 Lake Road and Puschell are considering buying and sharing the empty lot in-between their properties. David Raphael asked if this would be considered a sub division or boundary adjustment. Kris Perlee stated that it would be considered a boundary adjustment and be fairly easily done. A question about the property on Panton Road where a house has recently demolished and now has a camper on it was posed. Kris Perlee noted he has been in contact with the property owners and it is their temporary residence while they wait for their new home to be built. He also noted the property owners are aware that they can only use it as such for 30 days per zoning regulations.

4. Kris Perlee brought up a possible zoning change for consideration in the future. The topic was in reference to properties being used through Airbnb. When a property is rented more than a certain amount of time per year, should the property owner be required to get a conditional use permit? Recently, some residents on Staton Drive are unhappy with the amount different people and number of parties happening at a residence that is being rented through Airbnb. Kris Perlee suggested to the board that he would be willing to look into language that may regulate properties that are rented more then used by the home owner. The board agreed that that would be a good thing to explore as a possible ammendment to our zoning regulations.

Mary Rudd moved to adjourn the DRB meeting and convene the PC at 8:15pm Bradley Dewey second and all were in favor.

Planning Commission

2. July minutes were also tabled due to a lack of quorum.

3. Andrew LøRoe from the Regional Planning Commission came to further discuss the energy plan and work with Panton on the development of our enhanced energy plan. Mary Rudd explained where the PC is in the planning process. She discussed the questions posed to Adam Lougee and the responses he provided. Andrew and the PC continued to discuss the details involved in identifying lands needed to meet the states requirements. Also the PC discussed the uniqueness of Panton and how the natural beauty of the town needs to be preserved. Andrew LøRoe noted that the large solar field on Panton Road has the town almost already in compliance with the State of Vermont's 90% renewable energy by 2050 requirement. The Board feels some smaller i.e. rooftop solar panels and or small clusters of homes working together to build

individual renewable energy systems would be the most appealing expansion. Andrew LøRoe explained that idea is to identify a possible areas to build additional systems and areas that the town would not allow to be built on. Again the Commission feels that commercial wind turbines would not be a good choice in Pantón. The wording of the Town of Ripton's energy plan was reviewed as a possible way to regulate wind turbines in Pantón both private and commercial. The PC also noted that there should be wording that expresses the fact that the town should directly benefit from any additional renewable energy systems. Also wording needs to be included that identifies areas that must be protected from any development. Andrew LøRoe noted that Adam Lougee is working on our Enhanced Energy Plan and what Pantón needs to do is identify areas considered usable and not usable. David Raphael will work on a map of these areas and some sample verbiage for next meeting. Andrew LøRoe will email his notes from the meeting to David Raphael to aid him with that. Also Andrew LøRoe will get a copy of Adam Lougee's draft report to the Planning Commission for review before October's meeting. The PC hopes to complete this plan within the next couple of months.

4. There was no new business to discuss and the only old business discussed was the Pantón Road Solar field. David Raphael will follow up with Green Mountain Power in reference to enclosing the battery that is now in place and continued plantings for further screening.

At 8:45pm Dave Wolniewicz moved to adjourn the Planning Commission meeting. Kirsten De La Cruz second and the meeting was adjourned.

Respectfully submitted,

Linda Devino
Assistant Town Clerk