



Town of Panton Chartered 1761

3176 Jersey Street • Panton, VT 05491-9331

Ph: 802.475.2333 • Fax: 802.475.2785

Panton Planning Commission and Development Review Board

Tuesday, February 10, 2022, Meeting Minutes

In attendance: DRB/PC Member, Annie Hopper. Guest Sean Willerford, (Scuttleship FarM).

Via Zoom: DRB/PC Vice Chair Mary Rudd, Zoning Administrator David Martini, DRB/PC Member Bethanie Brady Farrell, Brad Dewey and Kirsten De La Cruz, Bob Hartenstein, Guest Greer Sargeant, (Scuttleship Farm)

DEVELOPMENT REVIEW BOARD MEETING

1. Acting Chair, DRB/PC Vice Chair, Mary Rudd, called the meeting to order 5:30 p.m.
2. Approval of the minutes of the December 9, 2022 DRB/PC meeting was tabled in absence of a quorum.
3. Approval of the minutes of the January 13, 2022 DRB/PC meeting
 - a. Kirsten moved to accept the minutes with spelling corrections. Brad seconded. All in favor; the motion passed.
4. The Zoning Administrator, David Martini, had no new business or permit activity to report.
5. Scuttleship Farm request for temporary farmworker housing.
 - a. Annie Hopper and Shaun Willerford, owners of Scuttleship Farm, had contacted Department of Environmental Conservation regarding wastewater system permit requirements. Currently, the State of Vermont does not have wastewater regulations composting toilets. Shaun said it puts them in a difficult position with DRB as the ground is frozen and unable to build at this time due to weather and the delay of contractors.
 - b. Kirsten asked what the time expectancy would be for farm workers to occupy the temporary tiny house. Annie mentioned their long-term plan is to pursue a wastewater permit and put in a legal spot for labor housing with all necessary utilities however, this cannot be started until May or later. It is not physically possible to put in the septic system now. Presently they need to have housing available for lambing season, which runs March to April. The temporary housing will not be in the same location.
 - c. Mary emphasized the board needs to follow State and Local regulations. She mentioned that David Raphael expressed concern how to do this without invalidating other farm labor regulations. Shaun stated his understanding of the



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spirit of the rules is to protect the farm worker to assure adequate housing. Mary added 'protection of the neighbors' as well. Mary stated that if she saw there was progress on how to make this correct, she would entertain a variation on the thirty-day requirement.

d. Department of Environmental Conservation handles the Septic laws for the State of Vermont. Annie said she doesn't want to challenge the state septic regulations so much as Panton's local policy on farm workers in campers vs. tiny housing. She would like to investigate later, and Mary agreed but said, hypothetically, it could take two years to change local regulations.

e. Annie asked if they could submit a plan to show how they are going to remedy their path forward and ask for a variance to the thirty-day window. Mary stated this is probably the only path forward. Bethanie suggested a variance for Scuttleship Farm, with statement of the time required to start the septic process and a signed agreement stating the plans moving forward as well as asking neighbors for pre-prompt acceptance. The State governs all wastewater issues. David cautioned the timing of the variance and said it would be technically compliant to do a work around of moving the tiny house to a different location every 30 days during lambing season. Mary agreed this is technically compliant, but she didn't care for the work-around.

f. Mary concluded the discussion with request that in the next two weeks, the Scuttleship Farm must have a proposed variance submitted in time for a warning to be posted. If they don't put the tiny house in until March, they are okay until April. Annie and Shaun said they would put this together. Mary emphasized the plan needs to include the path forward, including the State approved Septic, which wasn't included in the January waiver that Shaun submitted. With the Board's input, Mary agreed that a request for a variance, to include a project plan to get compliance with the State, to include dates and specific actions. The Board will not expect a septic plan to be completed by the March meeting, however, a date of when it will be submitted to the state is needed. Mary said she will check with the Regional Planning Commission to assure this is feasible. David said the variance must be received 25 days prior to the next meeting which puts it into the April meeting. Shaun agreed to have it to the board before this time. Mary offered to look over the draft. Brad agreed with the process and believed it a good plan. Kirsten agreed.

6. The Board reported no further new or old business.

7. Adjournment

a. Brad moved to adjourn the meeting. Bethanie seconded. All in favor, the meeting was adjourned at 6:07p.m.



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PLANNING COMMISSION MEETING

1. Acting Chair, DRB/PC Vice Chair, Mary Rudd, called the meeting to order 6:08 p.m.
2. Approval of the minutes of the December 9, 2022 DRB/PC meeting was tabled in absence of a quorum.
3. Approval of the minutes of the January 13, 2022 DRB/PC meeting
 - b. Bethanie moved to accept the minutes with spelling corrections. Kirsten seconded. All in favor; the motion passed.
4. New Business – Pollinator Project
 - a. Bethanie had been working with David Raphael in creating an acre of public land for a pollinator project, however, may need to look at private land. Bethanie asked if there is a map showing public land. Mary suggested checking with the town office. Annie Hopper offered a ¼ acre at Scuttleship Farm, located between the road and fence line, but it is a right-away. Bethanie will check to see if it needs to be a continuous acre and follow up.
5. New Business – Re-Elections of DRB/PC Members
 - a. Mary stated that herself and Bethanie are up for re-election in March. Mary will continue as Vice Chair and Acting Chair until reappointed. She asked for interest in the new open position. Kirsten said she had a couple people interested and told them to check in with Maggie at the Town Office.
6. Old Business -David Raphael Rural Housing Project
 - a. Mary reached out to the House Committee to get communications that David Raphael had been working on with the State House. Mary will send out to the Board. The items specific to rural communities in getting development monies, the Addison County Regional Committee, and the discussion of short-term rentals being used as party houses. Mary requested for Bethanie to make this available on the share site and asked her to talk with Maggie about having an email included on the town site.



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7. Old Business – David Raphael Arnold Bay Project.
 - a. Mary asked if other Board Members knew of a grant pertaining to the Arnold Bay Project. Brad stated it was for studies, for UVM students, however he thought it may have been a project of David Raphael's and not pertaining to the DRB/PC Board. Mary thought it was strictly planning. Brad to check with Bob. Bethanie said she would also reach out to Jory Raphael for retrieval of more information from David's records.

8. Adjournment
 - a. Brad moved to adjourn the meeting. Kirsten seconded. All in favor, the meeting was adjourned at 6:17p.m.

Respectfully submitted,
Suzanne Snyder
Assistant Town Clerk