



Town of Panton Chartered 1761

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PANTON DEVELOPMENT REVIEW BOARD and PLANNING COMMISSION Meeting Minutes July 14, 2022

In attendance: Chair Mary Rudd, Zoning Administrator David Martini, Clerk Maggie McCormick, Gretchen Bailey joined the meeting at 5:46 p.m. Annie Hopper joined the meeting at 5:52 p.m.

Via Zoom: Kirsten de la Cruz, Bethanie Brady-Farrell, Catharine Hays

Mary called the meeting to order at 5:32 p.m.

Development Review Board Meeting

1. Approve minutes from December and May meetings.
 - a. Hearing no changes, the December minutes were approved.
 - b. Hearing no changes, the May minutes were approved.
2. Review proposed Waiver for Martini property.
 - a. Provided map view of the parcel with measurements
 - b. There is no location on the parcel that provides required setbacks
 - c. The three adjacent property owners have signed documents stating no objections.
 - d. Plans to build 1' off property line—Mary concerned that 1' is survey error. David agreed to 2'.
 - e. Kirsten suggested a site visit. The board concluded that a site visit is not needed.
3. Monthly Report from the Zoning Administrator and any updates on permit activity.
 - f. No additions to the monthly report
 - g. Saltus property has permits; buildings are compliant.
4. Other Business- old or new: None
5. Executive Session. Not needed.

ADJOURN: Bethanie moved to adjourn the meeting. Catharine seconded. All in favor, the meeting adjourned at 5:47 p.m.

The Zoning Administrator pointed out that in the Pantton Zoning Regulations, the definition of dwelling prohibits bed and breakfasts.

Planning Commission Meeting

Mary convened the meeting at 5:48 p.m.

2. Approve minutes from the December and May meetings.
 - a. Hearing no objections, the December minutes were approved.
 - b. Hearing no objections, the May minutes were approved.

3. New Business
 - a. Short Term Property Rental regulation research
 - i. Katie Raycroft Meyer at Addison County Regional Planning Commission (ACRPC) is a resource
 - ii. Stowe explicitly not regulating short term rentals
 - iii. An existing Noise Regulation exist in Zoning Ordinance, Section 8:10
 - iv. Suggestion that neighbors work with the neighbors to request short term rental contracts provide rules about parties, noise, etc.
 - v. The rental platform might have rules against parties. That may be an avenue to restrict short-term rentals.
 - vi. Suggest to neighbors that they send a letter to the property owner

4. Old Business
 - a. Arnold Bay project status
 - i. Mary met with Katie at ACRCPC. Katie is taking on the work that David Raphael was doing.
 - ii. The current grant is for planning work only and no plans will be executed with this grant money.
 - iii. Prioritize plan for parking—accessible parking at the shore and above for others
 - b. Bethanie cannot add files to SharePoint
 - i. Clerk will investigate SharePoint permissions and functionality with Town IT service provider.

5. Executive Session: Not needed.

ADJOURN: Kirsten moved to adjourn. Catharine seconded. All in favor, the meeting adjourned at 6:03 p.m.

Respectfully submitted,
Maggie McCormick
Clerk-Treasurer