



Town of Panton Chartered 1761

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Development Review Board & Planning Commission Meeting April 11, 2019

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

Others Present: Kris Perlee, Zoning Administrator, James & Theresa McBride, Jason Barnard, Gordon Marcelle, Linda Devino

Development Review Board

David Raphael called the meeting to order at 7:01pm

The minutes from the March meeting were reviewed. Dave Wolniewicz moved to approve them as written. Bradley Dewey second and the vote was unanimous in favor.

Kris Perlee introduced Mr. & Mrs. McBride who were in attendance for a two lot subdivision of their property. David Raphael, Chair, recused himself as he is an abutter to the property in question. Bob Hartenstein moved to have Anna Hopper serve as Chairman for the hearing Kirsten DeLaCruz second and the vote was unanimous in favor. Kris Perlee went on to explain the subdivision. The McBrideø propose to retain a 10.2 acre lot and a separate a 13.3 acre lot for their child. David Raphael inquired about the location of the driveway and of the new home. He also noted that he, as the only abutter present, had no objections to the subdivision. Bob Hartenstein moved to accept the subdivision Dave Wolniewicz second and the motion was unanimously approved. Kirsten DeLaCruz moved to close the McBride hearing and restore the original board chairman. Bob Hartenstein second and David Raphael was restored to chair by unanimous vote.

Kris Perlee showed the board a plat of Tyler Burgessø property on Hopkins Road. The lot consists of 34+- acres. He would like to subdivide off a 10 acre parcel. Mr. Burgess would like

preliminary approval before having the property surveyed. Kris Perlee noted the property with the change, would continue to meet current zoning regulations and setbacks.

David Raphael opened hearing for the Cooke and Marcelle subdivisions at 7:15pm. Gordon Marcelle was present for final approval of his subdivision. Jason Barnard was present with final maps for the Marcelle property as well as the Cooke property. Jason Barnard noted that there were no changes from the preliminary maps. Kris Perlee suggested a motion to approve subdivisions of Marcelle and Cooke properties based on the previous decisions of the board. Dave Wolniewicz moved to adopt the decisions from the February findings. Brad Dewey second and the vote was unanimous in favor. Bradley Dewey moved to close the Marcel hearing and open the Cooke hearing at 7:15pm. Kirsten DeLaCruz second and the vote was unanimous in favor. David Raphael opened the Cooke's final approval hearing at 7:17pm. Kirsten DeLaCruz moved to approve the PUD as per the February decisions. Dave Wolniewicz second and the vote was unanimous in favor. Bradley Dewey moved to close the Cooke hearing at 7:18pm. Kirsten DeLaCruz second and the vote was unanimous in favor. The board agreed that with subdivisions application that are complete and do not require any changes, preliminary and final plat approvals can be combined into one hearing, and one review. The zoning administrator can recommend that the 2 steps be combined into one, or the DRB can decide to combine the two steps into one prior to initiating the hearing process.

Kris Perlee asked some general questions referencing if all new renewable energy projects have to come through the board for approval specifically roof top solar panels. Discussion continued on this subject. The board agreed they want to keep track of all proposed solar (rooftop and ground mounted) and other renewable energy projects (wind, biomass, etc.). Net metered projects are not subject to town approval and are granted permits by the PUC, although the town is a partly to PUC permit process. All other energy projects that are not net metered should be and are subject to town review as they are considered construction activity. The zoning administrator can provide administrative review and approval as appropriate for refer the application to the DRB for site review.

Bob Hartenstein moved to close Development Review Board and open Planning Commission Meeting at 7:34pm. Bradley Dewey second and the vote was unanimous.

Planning Commission Meeting

The Committee began discussion of Enhanced Energy plan. It was noted the plan is basically complete and once it is voted on the next step will be to warn its addition to the Town Plan and formally adopt it.

David Raphael presented the committee with a "Resilient Right of Way Project" from the State of Vermont. He asked the committee to review it as it may be a useful tool for Panton. The committee agreed and began discussing farm runoff, its effect on water quality and how to protect the town and the lake and the farmers as well. David Raphael noted he will follow up with the State and the subject will continue.

Anna Hopper moved to approve the March minutes as written. Bradley Dewey second and approval was unanimous.

Bob Hartenstein moved to adjourn at 8:22pm. Dave Wolniewicz second and the meeting was unanimously adjourned.

Respectfully submitted,

Linda Devino
Assistant Town Clerk