



Town of Panton Chartered 1761

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Planning Commission / Development Review Board
April 12, 2018

Members Present: Bob Hartenstein, Mary Rudd, Kirsten DeLaCruz, Chair David Raphael, Annie Hopper and Assistant Town Clerk Linda Devino. Also present was Bradley Dewey

David Raphael called the Planning Commission meeting to order upon arrival of Annie Hopper, about 7:02pm.

Annie Hopper asked about the duties of Secretary for the board. She wondered if there were any written requirements. David Raphael said the secretary would be responsible for completing, in writing, any decisions and/or findings of facts for any hearings and submit them to the chairman.

David Raphael welcomed Bradley Dewey to the meeting and for showing interest in becoming a member. David Raphael then went on to explain some what the Planning Commission / Development Review Board does. Including but not limited to that we are charged with writing and updating the town plan and zoning regulations and updating them as needed. He noted that we have recently updated our town's plan and zoning regulations so we currently have a slow time. We also administer zoning ordinances, small subdivisions and any setbacks for property owner. Panton is small so there are not a lot of subdivisions. There are however, some conditional use permits for home businesses.

1. February minutes were tabled again do to a lack of quorum of attendees. The April minutes were table as well.
2. David Raphael noted that Panton has been chosen to adopt a more rigorous and comprehensive energy section to our town plan for Panton by the Regional Planning Committee. David Raphael will ask the Regional Planning Committee to come to our next meeting so the committee can begin to work on that.
3. The latest on the Town Hall Renovations is David Raphael met with Selectboard 2 weeks ago and John Viskup met with them on Tuesday. David Raphael said he thinks the Selectboard is

trying to decide what best and most efficient way to go about those the renovations. David Raphael stated that several of the former Town Hall Committee members will continue to attend Selectboard meetings and David Raphael is going to draft a letter suggesting the Selectboard report progress to the community. David Raphael stated that John Viskup felt he had convinced the Selectboard to let him continue to work with the engineer and state officials to properly apply for the permit for a greywater holding tank. And that he is hopeful, that will be approved with the limited uses the committee had been envisioning, i.e. yoga classes, birthday parties, group meetings, etc. He noted that only Panton's annual town meeting has happened upstairs for approximately 25 years.

Also part of our town plan charge is the fate of the carriage barn. David Raphael said that it is a one of a kind carriage barn. David Raphael has spoken with the preservation trust and they will be coming to look at it and see if it could be saved. It has some historic value as is it one of the largest extent carriage barns in Vermont that was associated with a church. Also the schoolhouse's fate will be decided as was also decided by vote on town meeting day.

The other topic on the table currently is the landscaping of the solar field on Panton Road. Currently the landscaping has stopped because there is an active Osprey nest so there will be no continued plantings until Aug. 1, 2018 but Green Mountain Power will comply with the conditions of the permit.

Brad Dewey stated that he is interested in joining the boards and he will email the Selectboard and wait to see if he gets appointed.

A copy of the VLCT Rules of Procedure was distributed to the board members and will be reviewed and discussed at next month's meeting.

Kirsten DeLaCruz asked about a permit for a sign. David Raphael stated that because she is a registered farm there is no need for a town permit as it is agricultural use.

At 7:44pm Mary Rudd moved to adjourn PC and begin DRB and Bob Hartenstein 2nd. The vote was unanimous.

David Raphael opened Development Review Board meeting at 7:44pm.

1. The Zoning Administrator was not in attendance. Mary Rudd said she felt it would be helpful to have the zoning administrator start making regular written reports to the board. The board agreed.

David Raphael said he will email Zoning Administrator, Kris Perlee to follow up with the status of the:

- Certificated of Occupancy for Vorsteveld's property on Arnold Bay Road,
- The status of the Forsythe's cellar hole being filled in,
- Getting regular reports to the board. Permit reports and their status, and
- To follow up with home occupation/auto repair status with Moose Porter.

Kirsten DeLaCruz inquired about what is going on Arnold Bay Road. Annie Hopper stated it's the Middlebury College sailing club. Annie Hopper said they had put up a small shed and donated the parking space to the college to in order for the team to practice on the lake.

At 7:48 Mary Rudd moved to adjourn and Kirsten DeLaCruz seconded. The vote was unanimous and the meeting adjourned.

Respectfully submitted,

Linda Devino
Assistant Town Clerk