



Town of Panton Chartered 1761

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Development Review Board / Planning Commission Minutes 12-10-2020

Members present: David Raphael-Chair, Bob Hartenstein, Mary Rudd, Anna Hopper, Bethanie Brady-Farrell, Kirsten DeLaCruz, Bradley Dewey

Others: Dave Sullivan, Hilary Norton, Martha DeGraaf, Kathy Rossier, Tyler Maynard, Dave Sullivan, Lynn Donnelly, Susan Burdick, Wesley John, Sean Flynn, David Martini, Armando Martinez, Sean Sullivan

Development Review Board

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

The November minutes were reviewed. Mary Rudd moved to accept them as written. Bob Hartenstein second and the minutes were unanimously adopted.

David Raphael began the hearing for a minor 2 lot subdivision request by Gary Norton of his property on Slang Road. Mr. Norton would retain 11.3 acres with the remaining lands to be sold as one lot. Discussion of the subdivision began. Mary Rudd asked if there was adequate road frontage to ensure it would not be producing a landlocked parcel. The Sullivan family had questions including but not limited to if the current 32' ROW to their property would be deeded in the new lot; whether or not the new lot could be built on and the actual size of the Norton property as there seems to be a 6.6 acre discrepancy. Also, the Sullivan family felt they did not have adequate time between notification of and the hearing itself. It was stated by the board that this is a by-right subdivision and proposed to recess the hearing until the 1-14-2021 meeting because of the notification process of the abutters. Mary Rudd agreed with the suggestion that the following questions need to be resolved by the parties involved before the January meeting. 1-Verification of the lot size 2-Verification of the boundaries 3-Verification that the Right of Way be deeded and 4-Verification of Note #7 referencing rights to drain water onto the lands to the south.

At 7:52pm Bob Hartenstein moved to recess the hearing until next month. Annie Hopper & Kirsten DeLaCruz second and the vote was unanimous in favor.

Dave Sullivan noted Wesley John was present to discuss his concerns about the construction going on at 404 Staton Drive. Property owner Armando Martinez has had a retaining wall constructed by the lake, is having curtains drains constructed and will be enlarging his septic system. Tyler Maynard explained the construction his company was performing. The retaining wall is above highwater mark so no permit needed from the state. There is a Waste-Water permit in place for that project so it may happen. The curtain drains under construction do in fact need to have zoning permits in place. Tyler Maynard said that construction would stop until such time as the permits were in place.

The Zoning Administrator said he has issued the building permit for Jill Harter/Tyler Burgess. He was questioned about possible construction on the property at 86 Lake Road. David Raphael noted this was David Sullivan's last meeting as interim Zoning Administrator. Many thanks went out to Dave Sullivan. David Raphael then introduced David Martini as the presumed new Zoning Administrator for the Town.

Mary Rudd moved to adjourn the Development Review Board and convene the Planning Commission. Bethanie Brady-Farrell second and the meeting was unanimously adjourned at 8:30pm.

Planning Commission

The November minutes were reviewed. Anna Hopper moved to approve them as written. Mary Rudd second and the minutes were unanimously adopted.

David Raphael gave a brief update on the plantings at the Green Mountain Power solar field noting that Green Mountain Power will do what is needed to satisfy the original requirements.

David Raphael noted he will be walking south Trail with Gerard Vorsteveld and they will come up with a plan for clearing of the pathway.

David Raphael said the Vergennes Economic Corridor is moving forward with a study to determine how to move forward.

Short Term Rentals (AirBNB) were discussed. David Raphael said the only requirement from the State is that they charge Rooms & Meals Tax. Nothing can be done at the town level, if it doesn't change the character of the neighborhood.

David Raphael told the board that Panton has been approved for the municipal planning grant for Arnolds Bay area.

Bethanie Brady-Farrell briefly discussed with the board her idea of a policy or ordinance for the replacement any trees cut down with new ones. Because of the late hour, she will revisit this idea at a future meeting.

Mary Rudd moved to adjourn at 8:54pm. Bethanie Brady-Farrell second and the meeting was unanimously adjourned.

Respectfully submitted,

Linda Devino
Assistant Town Clerk