



Town of Panton Chartered 1761

**3176 Jersey Street, Panton VT 05491-9331
802.475.2333, Fax 802.475.2785**

Development Review Board and Planning Commission Minutes November 12, 2020

Members present: Brad Dewey, Bob Hartenstein, Mary Rudd, Annie Hopper, Bethanie Farrell, David Raphael

Others present: Dave Sullivan, acting ZA, Cynthia Smith and “Rob” (Robert Smith)

Development Review Board

David Raphael called the meeting to order at 7:03pm

The October minutes were reviewed. David Raphael asked to have the 3rd and 4th sentences reworded to reflect his thoughts more accurately.

The concern of the neighbors was that clearing and or development of the empty lot might cause drainage and privacy issues for the abutting property. The clearing for a view corridor should not adversely affect the privacy of the westerly property owners. Mary Rudd moved to adopt the minutes with the correct spelling of Mary and reword the 3rd & 4th sentences. Bob Hartenstein second and the minutes were unanimously adopted as corrected.

Smith clearing plan was discussed. David Raphael asked Cynthia Smith if she agreed with board’s suggestions and she stated that she did. After having made a site visit, David Raphael & Mary Rudd suggested there be a delineated 50’ buffer line from western boundary to the east property line. Above the 50’ buffer line the property owners could clear a view corridor as they see fit. There was discussion of how to have these requirements recorded in the Town records so it would stay with the property in perpetuity. It was agreed by all, that the Smith’s will have a new mylar with the 50’ buffer clearly defined on it filed in the Town records. Also, the Smith’s will add verbiage to their deed that will clearly define the buffer area to stay with the property through future transfers.

Bob Hartenstein moved to approve the clearing plan as submitted and require the new deed and mylar from the Smith family. Brad Dewey second and the motion was approved unanimously.

Zoning Administrators report: Dave Sullivan reviewed his actions for the month with the board. The review included building permits, subdivision requests and a possible boundary line adjustment. The subject of the Town Junk Ordinance was discussed, and it was noted that it is a Selectboard issue to deal with the Junk Ordinance not one of the Zoning Administrator.

Mary Rudd discussed her research of area Town's fees for a Certificate of Occupancy. It was decided that Panton's fee was reasonable. The board agreed that the Certificate of Occupancy fee should be noted on the Zoning Permit application.

Mary Rudd moved to adjourn the Development Review Board and convene the Planning Commission at 7:57pm. Annie Hopper second and the vote was unanimous in favor.

Planning Commission

The October minutes were reviewed. David Raphael noted to change the word ownness to the word onus. Brad Dewey moved to accept the minutes with this change. Bob Hartenstein second and the corrected minutes were unanimously adopted.

The discussion of the Green Mountain Power solar field will be tabled until after the upcoming phone meeting with Green Mountain Power Company.

David Raphael noted that he is now the Panton Tree Warden. He advised the board that he has walked South Road Trail and found it to be about 50% passable. David Raphael said he met with Gerard Vorsteveld and the farm will need to cut some trees on the trail to reclaim farmlands but will not clear cut the trail. David Raphael would like to see the Trail made more accessible to the public and would like to see the Town in the future, help to keep the trail open for recreational use.

Bob Hartenstein moved to adjourn at 8:08pm. Annie Hopper second and the vote was unanimous in favor.

Respectfully submitted,

Linda Devino
Assistant Town Clerk