



Town of Panton Chartered 1761

3176 Jersey Street, Panton VT 05491-9331

802.475.2333, Fax 802.475.2785

Development Review Board/Planning Commission

November 9, 2017

Present: Kirsten DeLaCruz, Bob Hartenstein, Mary Rudd, David Wolniewicz, Anna Hopper, Zoning Administrator Kris Perlee, Committee Chair David Raphael

Others present: Eric Blair, Lori and Roger Kiayser and Roberta Puschel via telephone

DRB

The DRB convened at 7:01 p.m.

Old Business

The minutes for October are reviewed. Anna Hopper motioned to accept the minutes with the spelling correction for Kris Perlee. Mary Rudd 2nd. Unanimously approved.

The DRB reconvened the hearing for David Holmes for a waiver request. All those giving testimony were duly sworn in. Eric Blair of Structural Energy Corporation represented David Holmes. The Holmes have submitted the necessary application for a waiver request and a site plan according to scale that represents the placement of the house at 49 1/2' from the southerly boundary abutting the Puschel property. The required setback is 50'. The Puschel's submitted two letters to the DRB which were entered into the record. One written to the engineer for the Holmes septic system wherein was stated that in September 2014 the proposed septic system would overshadow their lot. The Puschel's made known that the house site was not within the required setback boundary and that David Holmes has filed with the town a waiver request. The second letter is addressed to the DRB regarding the Holmes setback waiver. The Puschel's will not contest the Holmes waiver provided that the Holmes plant and maintain a minimum of six evergreen trees a minimum of 10' tall along the South side of the house structure facing the Puschel property. It is important that some of the trees are situated in front of the two large picture windows that face directly onto the Puschel property and that this planting should be done no later than May 2018 and replace any trees as necessary. These trees are to be maintained for the life of the property. The Puschel's also state that they paid for a survey to be done and have already planted trees on their property as a privacy screen and intend to plant more.

Committee Chair David Raphael read the requirements for a waiver request to the DRB and others present. The waiver request is permitted within the district in question as a bi-right use. The waiver is in conformance with the Town Plan section 4302.

Eric Blair representing the Holmes stated that they will comply with the Puschel's request. Bob Hartenstein asked for an explanation of the waiver process. Committee Chair David Raphael explained the final process. The Holmes will have to submit the corrected site plan to the DRB with the corrected boundary line.

Bob Hartenstein motioned to approve the waiver request as presented with the condition as requested by the Puschel's and agreed to by the Holmes for the life of the property. Upon review of the standards items #1-4 for a waiver have been found to be in conformance and # 5 does not apply. Kirsten DeLaCruz 2nd. Unanimously approved. Mary Rudd motioned to close the hearing and Bob Hartenstein 2nd. Unanimously approved.

New Business

The new Zoning Administrator Kris Perlee introduced himself to the DRB. The DRB explained the board's operating procedures.

Bob Hartenstein asked who is responsible for the clean up remains of the house site on Arnold Bay Rd. where Vorsetveld Farms removed the house from the site. Vorsteveld Farms maintains that it is the land owner's responsibility. The DRB did not address this issue when the permit process for the house removal took place. Bob Hartenstein asked if the town would send a letter concerning this issue to the land owner. The Select-Board can do this. The DRB will look into this issue.

David Wolniewicz motioned to close the DRB and convene the PC at 8:10 p.m. Bob Hartenstein 2nd. Unanimously approved.

PC

Old Business

The minutes for October were reviewed. Mary Rudd motioned to approve the minutes. David Wolniewicz 2nd. Unanimously approved.

Green Mountain Power has begun planting the required natural screening at their 40 acre site on Pantan Rd.

New Business

The Public Utilities Commission will hold a public meeting on site on December 6, 2017 at 12:00 p.m. at the GMP site on Pantan Rd.

The Town Hall Committee has been reformed and bids have been submitted for a new handicap access for the Town Hall.

Mary Rudd motioned to adjourn to PC Bob Hartenstein 2nd. Unanimously approved.

Respectfully submitted,

Marjorie Huff,

Clerk

