



*Town of Panton Chartered 1761*

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February 14, 2019

Development Review Board / Planning Commission Meeting

Members Present: Bob Hartenstein, Anna Hopper, Mary Rudd, Kirsten DeLaCruz and David Raphael, Chair

Others Present: Gordon Marcelle, Alan & Alexandra Fogg, Cindy Cooke, Kevin Cooke, Jason Barnard, Hans Vorsteveld, Andrew LøRoe, Zoning Administrator Kris Perlee and Assistant Town Clerk Linda Devino

David Raphael Called the **Development Review Board** meeting to order at 7:04pm.

D Raphael opened the hearing for a Boundary Adjustment of the Fogg/Puschel property on Lake Road. D Raphael swore in all parties concerned. Kris Perlee noted the request was pretty straight forward. The two parties have purchased the 10.08 acre lot #6 located in between their properties and would like to equally split the property, adding 5.1 acres to each of their current lots. Bob Hartenstein moved to approve the request, Mary Rudd second. The motion was unanimously approved. The Foggø asked when the approval takes effect. D Raphael noted he will send them written approval as soon as possible at which point it will be in effect.

Approval of Decemberø minutes was tabled due to lack of quorum.

D Raphael began the hearing for the Cookeø PUD subdivision. D Raphael swore in all parties concerned. He asked if any changes have been made and it was noted that only minimal changes have been made from the original plans. D Raphael noted that for a PUD the Town typically requires underground utilities. Setbacks and building envelopes and the topography of the lots were also discussed. Hans Vorsteveld asked about future access to the open agricultural lot. It was noted that it would stay the same. M Rudd moved to approve the PUD dated 12-20-18 with the requirement of underground electrical lines, K DeLaCruz second. The vote was unanimous in favor. Jason Barnard said he will submit plans for final approval at next monthø meeting. M Rudd moved to close the Cooke hearing and retroactively close the Fogg hearing, K DeLaCruz and B Hartenstein second. The motion passed unanimously.

D Raphael convened the preliminary hearing for Gordon Marcelle's PUD subdivision and swore in G. Marcelle. J Barnard explained the 5 lot PUD requested. He noted that a Vtrans access permit is in place as is a State of VT Wastewater permit for the new lots. He pointed out the 200ft buffer zone from Route 22A to protect the views from the highway. There was discussion of location of utilities and encouraging roof mounted solar panels for the project. B Hartenstein moved to approve the preliminary subdivision with the condition of underground electric lines, K DeLaCruz second and the vote was unanimous in favor. M Rudd moved to adjourn the Marcel PUD hearing, B Hartenstein second the motion and the vote unanimous in favor.

Zoning Administrator, K Perlee said he had very little to report. He has only one building permit for a garage in process and noted the McBride's will be in for small subdivision on Jersey Street next month. In reference to the Town's right-of-way questions, he is working with the Selectboard on a policy to cover all aspects of work. This will include private property owners, utility companies and any town work being done in the right-of-ways. M Rudd asked for an update to the previously submitted year end zoning report. K Perlee noted he is almost finished with it and that he would like to start submitting quarterly reports to the board and possibly also on the Town's website.

B Hartenstein moved to adjourn Development Review Board Meeting and convene the Planning Commission meeting at 7:52pm. M Rudd second and the vote was unanimous in favor.

D Raphael called the **Planning Commission Meeting** to order.

Approval of the December meeting's minutes was tabled due to lack of quorum.

D Raphael shared an entry for the Enhanced Energy Plan compiled by Brad Dewey. The committee reviewed it, comments were made and opinions exchanged. The PC agreed with the overview of protecting the natural beauty of town was what they wanted but felt there was a bit too much extra data. D Raphael said he will make changes for the board's approval before submitting it to ACRP.

Andrew L'Roe arrived at 8pm. A L'Roe presented the Renewable Energy Planning map of Panton agreed upon at last meeting for the EEP. The board agreed that it represents how they want it in the EEP. A L'Roe said he has a final draft almost complete and will forward the same to the board before next month's meeting for review.

The board began discussing storm water management and water quality. This discussion included tiling of ditches and farm land runoff and what may be better solutions.

B Hartenstein moved to adjourn at 8:42pm M Rudd second and the vote was unanimous and the meeting was adjourned.

Respectfully submitted,

Linda Devino  
Assistant Town Clerk