



*Town of Panton Chartered 1761*

---

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

**Development Review Board / Planning Commission  
February 8, 2018**

Present: Bob Hartenstein, Kris Perlee, David Raphael, Chair, Annie Hopper, David Wolniewicz and Assistant Town Clerk Linda Devino

David Raphael called the DRB meeting to order at 7pm.

The minutes from January meeting were reviewed. Bob Hartenstein motioned to approve the January 11, 2018 minutes and David Wolniewicz seconded. The minutes were unanimously approved.

Discussion began in reference to the waiver vs variance for 238 Staton Drive. David Raphael noted that a variance does not fit/could not be satisfied and that the owners are replacing the existing garage. Abutters were notified on 1-23-18 there were no issues. The project will actually make the property more in compliance. Kris Perlee noted the finding of facts that he prepared which show the project's compliance. David Raphael added the fact that trees (appropriate vegetation) help. There is no view impairment. Moving the garage footprint puts the property closer into compliance and making it less non-conforming. Chris Quinn arrived at 7:12pm representing Jon-Eric Greene. No board members had any questions for Mr. Quinn. David Wolniewicz moved to approve waiver, Annie Hopper seconded and the waiver was unanimously approved. Chris Quinn asked about wait time to begin construction. David Raphael said construction can begin in 15 days or at your own risk.

Kris Perlee spoke with Forsyth's regarding the open cellar hole on Arnold Bay Road. The caretaker Mr. Mueller stated, they plan to get it cleaned up by June 1, 2018. If not done by them, Kris Perlee will start formal proceedings. Kris Perlee noted that Charles Mather will be registering the Airstrip on Lake Road with the state. A zoning permit was applied for in 1991. The airstrip is considered an accessory use of property so no zoning permit needed. Mr. Mather is getting it FAA approved. Kris Perlee left 7:26pm

There was no new business. Bob Hartenstein moved to adjourn DRB at at 7:27pm. Meeting and begin PC meeting. David Wolniewicz seconded. The motion passed unanimously.

## Planning Commission Meeting

There were no old minutes to approve.

David Raphael began discussing GMP Solar field cover crop. He noted that all deciduous plantings may not grow. GMP needs to do more to fix/cover. Fish and Wildlife an issue as they want to protect baby Osprey. Therefore they want no planting of trees until after 8-1-18. The Agency of Natural Resources said the birds are mostly in the southeast corner. The committee members discussed the fact that tractor and farm activity is much the same as planting trees. David Raphael noted that the Regional Planning Commission has come up with their plan and working with it will be primary task for upcoming year of Panton Planning Commission. He will pull together a summary of objectives.

Town Hall Committee update: The Selectboard did not warn the kitchen's construction for the upcoming town meeting as they felt there was not enough information given to them. Research says, most likely we can use a greywater holding tank for the kitchen and that would address the septic issue. The Selectboard warned the bulk of THC plans and a plan B will be in the works. Upgrading the bathrooms adding the ADA ramp and repairing the cupola will go forward. David Raphael suggested a public informational meeting the week before town meeting.

At 7:43pm Bob Hartenstein moved to adjourn. Annie Hopper seconded. The motion passed unanimously.

Respectfully submitted,  
Linda Devino  
Assistant Town Clerk