



Town of Panton Chartered 1761

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Development Review Board / Planning Commission Minutes 01/14/2021

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

Others: Lynn Donnelly, Sue Burdick, Hilary Norton, David Martini, John Kearney

Development Review Board

David Raphael called the meeting to order at 7:03pm. The minutes from December were reviewed. Bob Hartenstein moved to accept them as written. Mary Rudd second and the minutes were unanimously adopted.

David Raphael reconvened the Gary Norton subdivision hearing from December by swearing in Lynn Donnelly, Sue Burdick, and Hilary Norton. There was no one in attendance opposing the 2-lot subdivision. David Raphael noted that he had spoken with surveyor Tim Cowan to confirm the accuracy of the survey. David Raphael then suggested 2 conditions for approval of the subdivision. 1) Any development of the property will have to come before the board and 2) Any development would require a Zoning Permit. Bob Hartenstein moved to approve the subdivision with the conditions noted. Kirsten DeLaCruz second and the vote was unanimous in favor.

ZA Report: David Martini commented that the owners of the BJ's Farm Supply would like to put an apartment on the second floor of the building. The board agreed that the Degraaf's will need Board review and a hearing as it is a change in use to the property. David Martini noted that a shed has been built at 404 Staton Drive that is oversized, too close to the property line and will require a state permit as it is within 100' of Lake Champlain. The Town will not consider issuing a zoning permit until the State permit is issued first.

Brad Dewey moved to adjourn the Development Review Board and convene the Planning Commission at 7:33pm. Mary Rudd second and the meeting was unanimously adjourned.

Planning Commission

The December minutes were reviewed. Mary Rudd moved to accept as written. Bethanie Brady-Farrell second and the minutes were unanimously adopted.

David Raphael noted he has had a conversation with the Selectboard and Gerard Vorsteveld about South Trail clearing. The hedgerow will remain intact near Jersey Street, but the dead trees would be cleared closer to Dead Creek for farming. Mary Rudd questioned what the width of South Trail will become, and whether large farm equipment will be using it.

The solar field was discussed with the note that it has "islanding" potential. Should it be islanded it could service approximately 500 homes/buildings in the case of a power outage. He noted that it would be the first of its kind in the USA.

David Raphael noted that VT is offering grants for a Shade Tree Preservation Plan and he will investigate it and report back to the board.

Mary Rudd moved to adjourn at 7:50pm. Annie Hopper second and meeting was unanimously adjourned.

Respectfully submitted,

Linda Devino
Assistant Town Clerk