



Town of Panton Chartered 1761

3176 Jersey Street • Panton, VT 05491-9331

Ph: 802.475.2333 • Fax: 802.475.2785

PANTON PLANNING COMMISSION AND DEVELOPMENT REVIEW BOARD

Meeting Minutes Thursday, July 8, 2021

In Attendance via Zoom:

DRB Chair David Raphael, DRB/PC Vice-Chair, Mary Rudd: Zoning Administrator, David Martini, Annie Hopper, Bethany Brady-Farrell, Bob Hartenstein

Others Present: Robin Herbick, Asst. Town Clerk, Ben Chamberlain

Development Review Board Meeting Agenda:

David Raphael called the meeting to order at 7:09 pm.

Development Review Board Meeting

1. Approve minutes from June meeting.

Approval of minutes were tabled due to a quorum of members present from the previous meeting was not met.

Introductions of members present was given by David Raphael, chair.

2. Convene Hearing for the Request by Ben Chamberlain and Wendy Knight of Spaulding Road for a Waiver from Setback Requirements to construct a pole barn on the footprint of an existing shed.

David Martini provided an introduction on the repair/replacement to the existing pole barn request. Section 3A3 waiver was read and explained to the group.

Ben Chamberlain gave information on the process, location and status on the pole barn. At the date of the meeting there is no power run to the structure. The structure is completed at this time otherwise. Annie Hopper asked about the drainage, and Ben stated that he has been in contact with the Town of Panton road crew, and stated that the drainage is much improved and no longer is draining into their basement and the neighbors' basement. The project replaced the old structure with a new one, using the

same imprint. Ben had given complete documents and drawings to the town prior to completion. The square footage is only a little larger in total.

Motion to approve waiver:

There was no public present. Motion was made to approve by Mary Rudd, Seconded by Bob Hartenstein. All in favor. Motion was passed.

3. Monthly Report from the Zoning Administrator and an update on permit activity.

David Martini stated that there was nothing to report.

4. New Business

Change of meeting time for DRB and Planning committee:

David Raphael stated that as of June 15th the open meeting laws memo from the Secretary of State says that new requirements apply, and an in-site meeting location needs to be available. Discussion was held regarding changing the meeting time to 5:30 starting with the next meeting. The board discussed their preferences, and many do like the Zoom format, but are open to having a hybrid system in place. The Town Hall is always open for in-person meetings, and in case of a meeting requiring visual displays or a hearing, the board would have an on-site meeting. It is also required that all members present need to be verbally acknowledged in each meeting.

Discussion was also held regarding changing the meeting time to 5:30 starting with the next meeting. It was agreed to change the time to 5:30 by all members present. If needed, the Chair can make a change if necessary.

The next meeting will be held September 9, 2021 at 5:30 PM.

Old business:

Matt Jerry:

David Raphael stated that Matt Jerry sent an e-mail and is continuing to research the gather information on the subdivision of his property. The information should be ready for the September meeting.

Adams Ferry Barn issue:

Bob Hartenstein started a discussion regarding the garage that was built on the Vorsteveld Farm on Adams Ferry Rd. It does have a metal roof and fabric sides, but no permit was requested prior to building. It may be part of the farm property, but more investigation needs to happen to determine what the usage is. David Raphael stated that the Town should have been notified of the construction, no matter what the usage was.

The houses built on the property did have permits. Permits are required for buildings within 90 feet of the centerline of the highway. It was questioned whether it can be moved.

David Martini will contact the owners and get the information as to usage of the structure and report back to the board. It may need a waiver in the future. Suggestion was made to invite the owners to the September meeting. Discussion was held as to who abuts the property in question, and if any members of the board needed to recuse themselves. David Martini will look at the information on the properties in the Town Hall.

ADJOURN.

Motion to adjourn was made by Bob Hartenstein, seconded by Mary Rudd. Meeting was adjourned at 7:46.

Planning Commission Meeting

Convened at the close of DRB Hearing at 7:46

1. Approve minutes from the June meeting.

Approval of minutes were tabled due to a quorum of members present from the previous meeting was not met.

2. New Business:

Review and adopt DRB Policy and Practice for Permitting

Annie Hopper stated that more clarification and details are needed. Possibly make a guide or bullet list on what the criteria for permitting that could be handed out.

David Raphael suggested changing the first sentence to more basic wording.

Mary Rudd stated that her research on the home occupation was not complete, and she will check into the regulations on limited local commerce on existing farm stands. David Raphael was interested as to what the Department of Ag considers a farm stand. VTLC may have a definition also.

Annie Hopper feels that the Town needs a stated stance on the requirements. Mary Rudd feels that we need to understand the process, with a path forward with the steps required. David Raphael wants to define when a farm stand is considered a retail business.

Bob Hartenstein will contact the Department of Agriculture and David Raphael will contact the VTLC and both will report back in September. David Raphael stated that the report will be sent out again so the members can review more closely and present questions/comments at the next meeting.

3. Old Business:

Update on the Panton Solar Project – A site visit to be scheduled for August

A meeting for a site visit is being planned for late August, early September. Things are starting to grow, and the property is looking better. David Raphael discussed the Microgrid project, and that a larger grant given to GMP may pay help to power the whole Town of Panton.

Update on PELS/Vergennes Economic Corridor Project – 2nd meeting of the Technical Review Committee to be held on August 5th, 2021.

Mary Rudd discussed the PELS meeting, and she stated that Addison does not want the town character changed by Route 17. There are meetings in August, and meetings will be held with each town and town boards.

David Raphael stated that the Vergennes Economic Corridor project may be developed more for housing.

Ben Hartenstein discussed the property dispute with Ferrisburgh and Vergennes/Panton. David Raphael and Howard Hall met to discuss the letter that was received, and Ferrisburgh feels that they have a case. David Raphael will have a discussion with Howard Hall and report back.

Initiation of Arnold Bay Project

At the end of August before Labor Day, a meeting will be held with the townspeople regarding the future plan for Arnold Bay. Input is needed from the community, possibly have a meeting on a Saturday am with the Planning Committee to see what future usage should be. Meetings have been held with the owners of the abutting properties. The boat launch area has been very busy for many reasons. Annie Hopper wondered about charging a non-resident for usage, but discussion was held on how that would be enforced. The additional cost of personnel to enforce is not readily available.

ADJOURN

Motion to adjourn made by Mary Rudd, seconded by Bob Hartenstein. Motion approved unanimously. Meeting adjourned at 8:15