



Town of Panton Chartered 1761

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

Development Review Board & Planning Commission Minutes June 11, 2020

Members Present: Bob Hartenstein, Kirsten DeLaCruz, Mary Rudd, Brad Dewey, David Raphael

Others Present: David Sullivan

Development Review Board

Mary Rudd called the meeting to order at 7:04pm

The May minutes were reviewed. Bob Hartenstein moved to accept them as written Kirsten DeLaCruz second and the vote was unanimous in favor.

David Raphael commented that the Zoning Administrator, Kris Perlee has resigned his position here in Panton. The Selectboard has appointed David Sullivan as interim Zoning Administrator. Dave Sullivan introduced himself to the board. He said that he has been a lister on Panton for two years now. He advised the board that he met with Kris Perlee for about an hour and a half earlier that day. Kris Perlee went over the NEMRC software and basic issuing of zoning permits and that they will meet again next Thursday.

The Board went on to discuss some locations that permits need to be looked into. Among them was the Whispering Pines campground as there is some obvious construction happening. Bob Hartenstein noted a property on Panton Road has an addition being built on a barn. The Shadow Glenn property was also discussed. It does have a permit for construction, but David Sullivan felt there was a lot more work being done then in the original permit. Brad Dewey noted a retaining wall was constructed and that it should have a permit. David Raphael noted there are a lot of new sheds in town. He also commented that one in particular is right on the property line. Even if

the shed is small enough to not require a permit the setbacks must still be observed. The greenhouses on Jersey Street were discussed. The property owner has registered with Department of Agriculture. She also said she spoke with the Town Clerk and emailed Kris Perlee some months ago but got no response from him. Annie Hopper also emailed Kris Perlee about her two greenhouses on Pantan Road and did not receive a response. David Raphael told David Sullivan all he needs to do for now, is review the permits to be sure they fall within the guidelines. David Sullivan commented that he will reach out to David Raphael for review of all permits for the time being, to be sure, they don't need to go before the board.

BJ's Farm Supply was brought up and the fact that they are no longer the agricultural business their conditional use permit was issued for. David Raphael noted that if the store is sold, or changes hands, the new owners would have to apply for a new permit. David Sullivan commented that he spoke with the owner's son who said he had plans to move into living quarters in the upstairs of BJ's of the retail building. There was discussion of the recent sale of part of the farm BJ's is located on and why there was no request for a subdivision. Mary Rudd explained there was no need to subdivide as the parcels were separate but because they were contiguous properties, they were all on one tax bill. All the parcels were deeded separately the buyers bought only one.

Bob Hartenstein brought up Moose's property and the fact that Kris Perlee will not be continuing to speak with him about his collections. State law does not allow for more than 4 or 5 unregistered cars on any property and Moose, therefore, has registered all his cars. As Moose is not making monies from his home, they agreed that the condition of his property would fall under the junk ordinance this is a matter for the Select board and not under the purview of the Development Review Board.

Mary Rudd moved to adjourn the Development Review Board and convene the Planning Commission at 7:35pm Kirsten DeLaCruz second and the vote was unanimous in favor.

Planning Commission

The May minutes were reviewed. Mary Rudd moved to accept the minutes as written. Kirsten DeLaCruz second and the minutes were unanimously approved.

Mary Rudd explained to the Commission that Green Mountain Power Company will soon be Islanding the power for Town use when/if there is a power outage. Although additional storage units will be installed no additional screening will be needed. The Selectboard has asked for support of the Planning Commission for the Islanding as it will benefit the Town Hall and Town Garage as emergency shelters. Mary Rudd moved to have the Selectboard send letter of support to the PUC for the islanding. Bob Hartenstein second and the vote was unanimous in favor. She commented that if the Selectboard needs anything more than the minutes for this, they should contact her.

Further discussion on the resilient right of way project will be put off until July's meeting. David Raphael encouraged the board to review the document. He told the board; this is just for the right of ways not particular to farmland but all roadsides in Town. He asked everyone to please review the document and we should tailor it to Pantown in particular. Kirsten DeLaCruz suggested a simple list of plants, perhaps in a handout, that people could choose from to grow that would help to control run-off and benefit this project.

Kirsten DeLaCruz moved to adjourn at 7:55pm Brad Dewey second and the meeting was unanimously adjourned.

Respectfully submitted,

Lind Devino
Assistant Town Clerk