



Town of Panton Chartered 1761

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Panton Development Review Board and Planning Commission Meeting

June 14, 2018

Members Present: Mary Rudd, Bob Hartenstein, David Wolniewicz, Kirsten De La Cruz, Bradley Dewey and David Raphael, Chair

Others present: Linda Devino, Howard Hall, Kris Perlee, and Adam Lougee

Development Review Board Meeting

1. David Raphael called the meeting to order at 7:01pm and immediately convened the hearing of the DRB to grant a waiver of Side Yard Setbacks to the Town of Panton in order to install an ADA compliant ramp to Town Hall. Howard Hall, Selectboard chairman, noted that the original construction drawings were incorrect and the Town has since realized that the ramp will be a few inches over the setback. It was noted that no one has expressed any opposition to the waiver. Howard noted that the setback in question is on a shared driveway with the Town and the house next door. The Town has a legal obligation to install the ramp and has not caused the issue as the Town Hall is on a preexisting site. David Raphael noted that the DRB's ability to grant a waiver is for just this sort of situation. A new plan has been submitted with the correct dimensions and details. The ramp will be over the 15 foot setback by approximately 1/2 foot. Bob Hartenstein moved to approve the waiver for the Town of Panton to construct a new accessibility ramp. Mary Rudd second and the vote was unanimous in favor. Discussion continued among the board members to add a little extra room to the waiver to make construction easier for the town. It was agreed that due to the fact that there was no opposition from abutters, the waiver would be for an incursion of 1 foot into the 15 foot setback.

Howard Hall noted that Kevin Sullivan is interested in taking down the carriage barn

behind the Town Hall and rebuilding it on his property. Mr. Sullivan has also agreed that he would clear / clean up the land behind the Town Hall as part of the agreement.

Mary Rudd moved to close the hearing and open the DRB Meeting at 7:09pm. David Wolniewicz second and the vote was unanimous in favor.

2. The DRB meeting resumed and the May minutes were reviewed. Kirsten DeLaCruz moved to accept the minutes as written, David Wolniewicz second and the minutes were unanimously approved.

3. Zoning Administrator, Kris Perlee gave the board members a copy of his permit report. He explained how to read it and noted that with the new NEMRC software it is easy to prepare and that he would report as often (i.e. monthly or quarterly) as the board wishes. Kris went on to note the progress on some of the past issues and how they are now completed. The only thing still in progress is the possibility of a Home Occupation permit for M. Porter. Mr. Porter is in agreement that it would be a good idea however the costs involved may be an issue for him. Discussion about ways the Town could help by waiving some fees it may help facilitate the process. The zoning rules were reviewed and it was decided that if the Town granted Mr. Porter a Home Occupation Permit, it would in fact be an option to require a fence around the business.

The home business topic brought up questions about a property owner on Pantan Road who occasionally has a bread cart in their driveway with items for sale. The discussion was as to whether this was an agricultural business or one that needs to be permitted. Kris Perlee asked that if someone let him know when they see it there, he would look into it.

Mary Rudd moved to adjourn the meeting at 7:34pm. Bob Hartenstein second and the vote was unanimous in favor.

Planning Commission Meeting

1. David Raphael convened the Planning Commission meeting at 7:38pm.

2. David then introduced Adam Lougee, Executive Director of Addison County Regional Planning Commission. DR said the goal is to adopt enhanced Energy Planning standards in our town plan in order to have a place in front of the Public Utilities Commission that gives us a more substantial place at the table and the Public Utilities Commission has to address the compliance of any proposed project within Pantan. Adam went on to discuss the Municipal Energy Plan and how it benefits the town with a substantial deference from the Public Utilities Commission on any proposed generation or transmission project that may come into the town. He noted that the goal is to show how Pantan is willing to create a plan to comply with the State of VT's goal to be using 90% renewable energy by 2050. The plan will not dictate to the public what they need to do but it will be a guide and a plan of what Pantan will do to help compliance. He gave

the board a set of statistics and maps of Panton. He then explained where the data in the charts came from. He explained the maps and what they represent and how each will need to be used and or addressed within the Panton energy plan. David Raphael asked Adam Lougee how the board should move forward with compiling the energy plan. Adam Lougee noted that he will review Pantons existing plan and make an outline and he will work with the board through the project. Adam Lougee will attend the next few meetings in order to complete the plan by September.

3. Bob Hartenstein moved to approve the May Planning Commission minutes as written. Kirsten DeLaCruz second and the minutes were unanimously approved.

4. There was no new or old business.

Bob Hartenstein moved to adjourn the meeting at 7:49pm. Bradley Dewey second, the vote was unanimous and the meeting was adjourned.

Respectfully submitted,

Linda Devino
Assistant Town Clerk