



Town of Panton Chartered 1761

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Development Review Board & Planning Commission Meetings May 9, 2019

Members Present: David Raphael, Kirsten DeLaCruz, Bradley Dewey, Bob Hartenstein, Mary Rudd, Dave Wolniewicz and Annie Hopper

Development Review Board

David Raphael called the meeting to order at 7:02pm. The minutes from the April meeting were reviewed. David Raphael noted 2 additions to the minutes. 1. Combining preliminary and final plat hearings and 2. The Development Review Board would like to review all renewable energy installations. Bradley Dewey moved to approve the minutes as amended. Bob Hartenstein second and the April minutes were unanimously approved.

Bob Hartenstein brought up the Amish made sheds being sold at BJø Farm Supply. Although it was agreed a permit is not needed for the one currently on display, any sheds sold that are larger than 8ø x 8ø would need a zoning permit. The board feels the store owners should be made aware and even asked to advise any potential buyers of their need to apply for a building permit before purchasing a shed. David Raphael will contact Kris Perlee and ask him to discuss this with the proprietors.

David Raphael said a resident commented on some clearing and earthwork is being done on land near to his property. David Raphael did not know who it was and what the clearing was being done for. He will ask Kris Perlee to look into it and to see if a permit is required.

Mary Rudd moved to close DRB meeting and open the PC meeting at 7:14pm. David Wolniewicz second and the vote was unanimous in favor.

Planning Commission

The April minutes were reviewed. David Raphael noted a change to the April minutes. It should be added that David Raphael will contact regional and State officials with regard to the Resilient Right of Way Project. Bob Hartenstein moved to approve the amended minutes. Kirsten DeLaCruz second and the vote was unanimous in favor.

In discussion of the Enhanced Energy Plan, David Raphael noted he has not yet reworded the traffic piece that Annie Hopper submitted and that he would also like to add the language on reviewing any new solar and renewable energy installations to the plan. David Raphael will request a hardcopy of the Enhanced Energy Plan from Andrew LøRoe for all members to review before next meeting.

David Raphael noted that the Selectboard has adopted a Class 4 Road Policy. They are now working on a Class 4 Road Ordinance that will need to be added to the Town Plan. To that point, he noted, it would be best to hold the public hearings to add the Enhanced Energy Plan and the Class 4 Road and Right of Way Ordinances to the Town Plan at the same time.

David Raphael said he had spoken with Adam Lougee who supports Pantons interest in giving out information and education for the public in reference to protecting the water shed and water quality from environmental and farm runoff. Adam Lougee suggested a number of additional people for David to contact as well. David has contacted the Addison County River Watch and is waiting to hear from them. He noted that he was told Dead Creek in Panton is not currently being tested for quality. David Raphael has invited Joanne Garten, from Forest Parks & Recreation and Angie Allen of the Department of Environmental Conservation to come and discuss this with the board at a future meeting. All members are encouraged to think about what a water quality workshop would include, and who would be invited to an informational meeting on this subject.

David Raphael gave the board documents about and began discussion of the Route 22A bypass being proposed by the City of Vergennes. David Raphael noted that Pantons Town Plan currently speaks about the 22A Bypass. He noted page 48 of our town plan and that we opposed the original bypass proposed in 1995. Discussion of need for the bypass continued. Also discussed was the impact of a new highway as to runoff into the water ways. One of the alternatives included using Route 17E to New Haven. However updating and using that road does not seem to be a viable alternative. The City of Vergennes has suggested that Panton change zoning of a 50 acre area near the bypass to allow industrial/commercial development next to Vergennes. The board agreed that would not be feasible without connecting to the Vergennes sewer system. And they questioned what commercial businesses could be found to build in that location. The board generally feels building a whole new highway around Vergennes would not be a good idea. Also discussed was the fact that the actual route may still change it therefore cannot be endorsed by Panton at this time. David Raphael stated that the best solution would be to reduce the truck traffic instead of re-routing it. David Raphael and Mary Rudd encouraged everyone to read the study. He then advised the commission that the Selectboard will attend next months meeting to further discuss the bypass proposal as well as the road ordinance.

In other old business, David Raphael advised the commission that the town hall is officially getting its cupola back. It will be built of alternative lighter materials but is to be an exact replica of the old one.

Bob Hartenstein moved to adjourn at 7:58pm. Mary Rudd second and the meeting was unanimously adjourned.

Respectfully submitted,

Linda Devino
Assistant Town Clerk