



*Town of Panton Chartered 1761*

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## **Development Review Board / Planning Commission Meeting**

**May 10, 2018**

Members Present: Bob Hartenstein, David Wolniewicz, Kirsten DeLaCruz, Mary Rudd, Bradley Dewey, David Raphael Chairman, Annie Hopper and Linda Devino, clerk. Arriving later was Zoning Administrator Kris Perlee.

David Raphael called the meeting to order at 7:03pm. As Kris Perlee had not yet arrived, he suggested that the Planning Commission meeting be held first and Development Review Board meeting second. Mary Rudd made a motion to swap the order of the meetings and Kirsten DeLaCruz seconded the motion. The vote was unanimous in favor.

### **Planning Commission**

1. The April minutes were reviewed. Bob Hartenstein moved to accept the minutes as written. Kirsten DeLaCruz seconded the motion and the vote was unanimous in favor. The March minutes were reviewed. Kirsten DeLaCruz moved to accept them as written and Mary Rudd seconded the motion. The vote was unanimous and the minutes were accepted as written.

The February minutes were reviewed. Bob Hartenstein moved to accept them as written and David Wolniewicz seconded the motion. The vote was unanimous and the minutes were accepted as written.

2. David Raphael reviewed the Addison County Transportation Survey on driving, biking and walking in Addison County that he shared with the board. There was discussion as to the purpose of the survey and how it would benefit the town and county. Mary Rudd noted that the survey did not seem to include Panton and/or the Champlain Bike Way but favored Middlebury heavily. David suggested that all the committee members review it and add comments they felt would benefit the survey takers and submit it to them.

3. David Raphael distributed a copy of the Energy Planning Standards for Municipal Plans to the board. The Regional Planning Commission has asked that Panton develop

an energy plan under Act 174. He asked all the members to review the standards and he would like to develop a plan for Panton. This is a process that we can adopt if we follow the specifics and submit a plan it will allow the Public Utility Commission to give Panton a voice in any major energy projects. Discussion continued as to what kinds of energy this plan covered. David said it covers all types of energy whether it be solar, gas, electric or wind. David Raphael asked Mary Rudd to send the electronic copy of the Energy Systems section of our Zoning Regulations to Adam in reference to this. Adam Lougee, the executive director of Regional Planning Committee will attend next month's meeting to address / review this data. Mary Rudd suggested a review of another town's completed plan in order to help develop Panton's plan. David noted the plan needs to reflect what Panton wants to keep clean and clear (how we want to keep Panton beautiful).

4. The planting of cover crops for the solar field on Panton Road was discussed. David Raphael noted that he will be going to inspect what plants that are there now and how well they have fared over the winter. He invited the board members to come along to that inspection. It was decided that the State has committed to continue planting additional cover and will fulfill the commitment but we will have to wait.

Mary Rudd moved to adjourn the Planning Commission meeting and convene Development Review Board meeting at 7:31pm. Bob Hartenstein and David Wolniewicz seconded the motion and the vote was unanimous in favor.

### **Development Review Board**

1. The April minutes were reviewed. Mary Rudd moved to accept them with a correction noted to the agenda order. Kirsten DeLaCruz seconded the motion. The vote was unanimous and the minutes were accepted.

The March minutes were reviewed. Kirsten DeLaCruz moved to accept them as written and Annie Hopper seconded the motion. The vote was unanimous and the minutes were accepted as written.

The February minutes were reviewed. Bob Hartenstein moved to accept them as written and Annie Hopper seconded the motion. The vote was unanimous and the minutes were accepted as written.

2. David Raphael noted that he has compiled findings and decisions for the 3 outstanding projects. David Raphael asked Kris Perlee to start regular permit reports to the board. Kris noted that Panton will be installing the NEMRC Planning and Zoning software program and how useful it will be for reporting to the board. Kris noted that the current permit applications are all in order and in compliance at this time. Discussion of Porter's property ensued. Is the property conditional use home occupation or a junk yard? Kris Perlee commented that you can't zone pretty. What some people may consider to be junk may be to another person a collection. A conditional use permit may very well be in order if he is running a repair shop. Kris Perlee will work on connecting with the Porter's and discuss a way to address his property. The question of whether

the Holmes have planted enough trees to comply with their permit came up and Kris will look into it.

3. Mary Rudd asked Kris Perlee if he knew anything of the building being destructed on Jersey Street. The property owners are removing additions from an existing building and she wondered if there is a permit request for rebuilding this property. Kris noted that there is not at this time.

7:55pm Bob Hartenstein moved to adjourn the meeting. Mary Rudd seconded the motion and the vote was unanimous to adjourn.

Respectfully submitted,

Linda Devino  
Assistant Town Clerk