

# Draft

## Panton Development Review Board/ Planning Commission

October 2, 2014

Present: Mary Rudd, Howard Hall, Louise Giovanilla, Acting Chair Heidi Mahoney, Teena Haydan Kirsten DeLa Cruz recused

Others present: Joseph Bogan, Linda Barnabel, David Barnabel, Hans Vorsteveld, and Rudolph Vorsteveld

### DRB

#### Old Business

7:04 p.m. The DRB convened with a continuation of the hearing for a request from Vosteveld Farm for the re-establishment of a non-conforming farm labor house on farm property on Adam's Ferry Rd. All those giving testimony were duly sworn in. The house is 53'x29', the height of the house is 19' and the garage is 26'x20'. A septic system established in 1984 is in place. Hans Vorsteveld asked about establishing a house number and address for the house. Louise Giovanilla she would speak to Paul Sokal who is the 911 co-coordinator for Panton. Joseph Bogan asked for assurance that the house be used only for farm labor. The DRB responded that the conditional use of the house for farm labor only would be written in the motion to accept the request and that the only way the house could ever be used for other purposes would be to separate it from the farm property. Louise Giovanilla asked that the number of people living in the house not to exceed four people in compliance with the septic system be a part of the final motion. David Barnabel asked about exceeding the number of people in compliance with the septic system. The DRB restated that the number of people is four and that that will be written in the final review for approval and in the event that that number is exceeded the DRB will review the matter. Mary Rudd motioned to approve the application with the following stipulations; that a maximum of four people may dwell in the house in compliance with the septic system, the roof height of 19' plus allowance for a regulated chimney height suitable for the roof line, and only farm labor may dwell in the house. Louise Giovanilla 2<sup>nd</sup>. Unanimously approved. David Barnabel asked for the establishment a moratorium of nine months before further farm labor housing requests are presented to the DRB. Louise Giovanilla told him that the town council would have to be contacted. Joseph Bogan submitted a copy of Addison's farm labor regulations. September's meeting minutes were reviewed. Mary Rudd motioned to approve the minutes Howard Hall 2<sup>nd</sup>. Unanimously approved. Teena Haydan asked about fire safety and other building codes for Panton.

#### New Business

Howard Hall made a motion for Secretary Louise Giovanilla to contact Zoning Administrator Ed Hanson to define any open town zoning issues that have not been resolved and inform the DRB of their standings/and or outcomes for November's meeting and that unresolved issues remain

on the DRB agenda. Mary Rudd 2<sup>nd</sup>. Unanimously approved. Mary Rudd motioned to adjourn the DRB Louise Giovanilla 2<sup>nd</sup>. Unanimously approved.

**PC**

**Old Business**

7:50 p.m. September's meeting minutes were reviewed. Howard Hall motioned to approve the minutes Mary Rudd 2<sup>nd</sup>. Unanimously approved.

**New Business**

Louise Giovanilla will contact Chair David Raphael concerning establishing a moratorium on farm labor housing. Mary Rudd will contact surrounding towns concerning farm labor regulations. Teena Haydan questioned the basis for zoning regulations. Louise Giovanilla motioned to adjourn the PC Mary Rudd 2<sup>nd</sup>. Unanimously approved.

Respectfully submitted,

Marjorie Huff,

Clerk