



Town of Panton Chartered 1761

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Development Review Board and Planning Commission Minutes October 8, 2020

Members present: David Raphael, Mary Rudd, Bob Hartenstein, Kirsten DeLaCruz, Bradley Dewey, Bethanie Farrell

Others present: Cynthia Smith and Robert Smith

Development Review Board

David Raphael called the meeting to order at 7:47pm

The minutes from September were reviewed. Mary Rudd moved to adopt them as written. Kirsten DeLaCruz 2nd and the vote was unanimous in favor.

David Raphael began discussing of the clearing request from the Smith Family Trust. The two-lot subdivision is at 1650 Lake Street. The concern of the neighbors was that clearing and or development of the empty lot might cause drainage and privacy issues for the abutting property. The clearing for a view corridor should not adversely affect the privacy of the westerly property owners. Mary commented that the empty lot in question is very heavily wooded. The subdivision conditions stated privacy must be maintained. Any view corridor to the west needs to be such that the people living to the west will not see any structures on this lot. Kirsten DeLaCruz moved to have David Raphael contact the Smiths with a request for a plan for a privacy buffer. Mary Rudd 2nd and the vote was unanimous in favor. (The Smiths arrived late due to a Zoom error and the discussion continued.) Cynthia Smith asked what is a privacy boundary? Robert Smith also asked how much privacy must be retained. The board explained their point of view and the Smiths agreed to wait for the letter from David Raphael to move forward.

The Acting Zoning Administrator was not in attendance but requested the board to again discuss the fee for a Certificate of Occupancy. The board thought that the amount charged should be changed for smaller building and additions. Also discussed was whether it should be an upfront cost and not an additional fee at the end. David Raphael will contact the Selectboard to see if they agree or disagree with the idea of a fee change.

Kirsten DeLaCruz moved to close the Development Review Board and convene the Planning Commission at 8:28pm Brad Dewey 2nd and the vote was unanimous in favor.

Planning Commission

The minutes of the September meeting were reviewed. Bob Hartenstein moved to adopt them as written and Bethanie Farrell 2nd and the vote was unanimous in favor.

David Raphael commented on the solar field plantings. He noted that in his opinion, the conditions of the approval for the solar field are not being met and he will work on making GMP correct this. David Raphael has spoken with Howard Hall about this and has now written a letter to Green Mountain Power. Mary Rudd suggested we insist on having new plantings done in the spring next year not in the fall as has previously happened. Bradley Dewey suggested going over the head of the contractor doing the plantings and put the onus on GMP.

David Raphael is working on a municipal planning grant for improvements to Arnold Bay beach. Some of the areas to improve are parking, parking signs and designated beach area. He would also like to add a pedestrian walkway from the parking lot for safely walking down to the beach after parking.

David asked the board members about the of location of future meetings. It was generally agreed they will continue to be virtual through the rest of 2020.

Mary Rudd moved to adjourn at 8:47pm. Kirsten DeLaCruz 2nd and the meeting was unanimously adjourned.

Respectfully submitted,

Linda Devino
Assistant Town Clerk