



Town of Panton Chartered 1761

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Development Review Board and Planning Commission Meeting October 10, 2019

Members Present: Mary Rudd, Brad Dewey, Annie Hopper, David Raphael

Others Present: Kris Perlee, James & Theresa McBride, Jim McBride

Development Review Board

David Raphael called the meeting to order at 7:03pm

The September minutes were reviewed. Mary Rudd moved to accept them as written, Brad Dewey 2nd and the minutes were unanimously approved.

David Raphael opened the hearing for the McBride Family's boundary line adjustment. Kris Perlee presented the board with a new map of the property. The changes shifted the internal lines of the property only. David Raphael questioned whether he should recuse himself. But it was decided that as he has nothing to gain from the change that he can vote on boundary line adjustment. David Raphael noted that although he is an abutter to the McBride's property, he had no issue with the changes and therefore felt he could in fact vote with no conflict of interest.

Brad Dewey moved to accept the boundary line adjustment as proposed, Mary Rudd 2nd and the vote was unanimous in favor.

David Raphael noted Cynthia Smith contacted him to request that he sign her mylar in order to complete the sale of a parcel of land she had previously subdivided. David Raphael noted that when the Smith subdivision was approved there was concern expressed by an abutter to possible run-off impact on a neighboring property. It was a made condition for approval of the Smith subdivision. David Raphael received a letter from Chase & Chase, Surveyors & Septic Designers, noting their opinion that no run-off would occur. The board felt that this blanket

statement is not enough to comply with the requirements of the subdivision. Kris Perlee noted that when a building permit is applied for, the location of said building needs to be considered as to not impact the property on Staton Drive. Kris Perlee noted that most of the signs are gone at BJ's Farm Supply. David Raphael asked Kris Perlee if he was aware of the two very large greenhouses that were recently constructed on the Matson's property. Kris Perlee will confirm with the Matson's that they are a flower farm and not a small business. That in turn led to questions about the signs on Tom Saltus' property. He sells firewood and honey and has signs to both on his property. Kris Perlee will investigate and determine if the signs are in the right of way. Kris Perlee will also research if the firewood falls under forestry or should Mr. Saltus apply for conditional use permit.

Mary Rudd moved to adjourn the Development Review Board and convene the Planning Commission at 7:43pm Brad Dewey 2nd and the meeting adjourned.

Planning Commission

The September minutes were reviewed. Mary Rudd noted a couple of small errors to correct and then moved to accept the minutes with those changes. Brad Dewey 2nd and the minutes were unanimously approved.

In old business David Raphael updated the board on the Vergennes bypass. He told the board the Selectboard is sending a letter to the VT Secretary of Transportation stating that Panton is not voicing an opinion, either for or against the bypass, due to lack of information. The board agreed that they thought it would be a good idea to have a vote to get Townspeople's opinion of the bypass. David Raphael will discuss this with the Selectboard.

David Raphael said the hearing to approve the amendments to the Town Plan will be held on November 14, 2019 at 6:30pm. Notices will be sent to neighboring towns, the Regional Planning Commission and VT Housing and Community Development. David Raphael reminded the commission that once the amended Town Plan is adopted, the Selectboard will need to vote on it as well.

Annie Hopper moved to adjourn at 8:16pm Brad Dewey 2nd and the meeting adjourned.

Respectfully submitted,

Linda Devino
Assistant Town Clerk