

Panton Development Review Board/Planning Commission

June 6, 2013

Present: Gary Norton, Louise Giovanella, Deeny Marshall, Zoning Administrator Ed Hanson, Jim Darragh, Heidi Mahoney, Committee Chair David Raphael

Others present: Rosemary Mueller, Dennis Mueller, Steve Revell, Judi Fisher, Paulette Bogan, and Hans Vorstelveld

DRB

New Business

At 7:00 p.m. a hearing convened for Arnold Bay Farm for applications #1 and 2 for final plat approval of two single-lot subdivisions of separate parcels of the Farm's property on the west and east sides of Jersey St. Those speaking in reference to the hearing were duly sworn in. The west side subdivision consists of 8.94 acres from 279.68 acres and on the east side of 6.48 acres from 388.98 acres. Steve Revell explained the subdivisions. Finding of facts are that a two lot subdivision from Arnold Bay Farm of one lot on the east side of Jersey St. of a parcel of 388.98 acres is to be subdivided into two with a 6.48 acre parcel and a 382.44 acre parcel and on the west side of Jersey St. a parcel of 279.68 acres is to be subdivided into two with a 8.94 acre parcel and a 270.74 acre parcel, adequate water supply is available, a septic system approval has been filed with the state of Vermont and is pending, the agricultural lands being subdivided will be retained for agricultural purposes and that the subdivision conforms to the 5 acre zoning regulations as well as any applicable provisions of the Town Plan. Jim Darragh motioned to approve applications #1 and 2 Louise Giovanella 2nd. Unanimously approved.

Old Business

The previous meeting minutes were reviewed. Louise Giovanella motioned to approve the minutes with an amendment of omittance of two words. Heidi Mahoney 2nd. Unanimously approved. A discussion of major subdivisions took place. The DRB directed Zoning Administrator Ed Hanson to request from Lisa Sterns another sketch plan review on July 11, 2013. Louise Giovanella motioned to adjourn the DRB Deeny Marshall 2nd. Unanimously approved.

PC

8:10 p.m.

New business- none

Old Business

The previous meeting minutes were reviewed. Louise Giovanella motioned to accept the minutes Deeny Marshall 2nd. Unanimously approved. On June 19, 2013 the town will have a

road tour of the towns' roads at 5:30 p.m. beginning at the Town Garage. Louise Giovannella mentioned that she has received shore-land regulations from abutting towns. Committee Chair David Raphael has recommended to the secretary of Natural Resources and the Commissioner of the Department of Vermont Conservation to come and talk to the Planning Commissions on the shore of Lake Champlain to get a sense of what the new shore-land bill will entail. Deeny Marshall motioned to adjourn the PC Jim Darragh2nd. Unanimously approved.

Respectfully submitted,
Marjorie Huff,
Clerk