

Minutes of the Panton DRB/PC Meeting - July 11, 2013

Present: Board Members; David Raphael, Chair, Ben Chamberlain, Deeny Marshall, Barb Fleming, Gary Norton, Jim Darragh, Heidi Mahoney, Louise Giovanella, Kirsten de la Cruz, Others; Ed Hanson, Zoning Administrator, Lynn Jackson, Lisa Stearns, Eileen Brennan, Ed Brennan, Jason Barnard

DRB meeting called to order at 7:03pm by Chair Raphael and opened the Sketch Plan Review of the 8 Lot Subdivision submitted by the Lynn Jackson Donnelly for Lisa Stearns was opened.

David explained that the applicants were requested to come before the Board for a second preliminary review due to the extensive nature of the proposed subdivision and the insufficient time available to the Board at the previous meeting to adequately reflect on the plan as presented at that time.

He cited the proposal to put all the septic for the entire development on one lot as a cause for concern as there had been no mention of a homeowners association or other legal entity to address issues that could arise among the various landowners.

David noted that he would like to see some dedicated open space and suggested that the development might be better as a PUD than as a subdivision.

He stated that he had concerns about the homesites and how the lots were being configured without reference to the goals and objectives of the Panton Town Plan, noting that Panton possesses a world class landscape.

He offered an alternative sketch which he drew up providing the same density, yet allowing for designated open space and more privacy for the individual lots.

Jason Barnard, designer of the sketch plan, informed the Board that the soils on the subject property are a major limiting factor. Eight homes is the maximum density possible, and the mounds are sizeable and expensive. All the good soil is located at the base of the ledge, and there is no other place that wastewater could go. He noted that keeping the driveways short has been a primary goal in designing the development. The septic is designed for 4 bedroom houses. He noted that lots 2 and 3 have a shared driveway.

Gary Norton expressed concern with the number of driveways coming out on Lake St., to which Mr Barnard stated that lots 3 and 4 could be accessed off Spaulding Rd. for a total of 3 driveways off that road. The lack of sufficient line of sight along that stretch of Lake St. was also a concern.

The Board agreed that there be a site visit at the property at 6pm on August 1 at the corner of Lake Rd and Spaulding Rd. Mr. Barnard said that he would have the lots staked.

Louise made a motion to move the sketch plan forward, seconded by Deeny. Unanimously approved.

Other Business: Approval of the minutes to the previous DRB meeting were tabled because no one had a hard copy to review.

Ed Hanson informed the Board that there are two requests which have come before him which will require approval of the Board; one being replacement of an existing boathouse in a nonconforming location on the lakeshore with another structure on essentially the same footprint.

The other application is by Lawrence and Carol Zenie for the replacement/construction of a pre-existing camp which is one of two dwellings on a single lot on Turkey Lane (thus constituting a nonconforming use).

The meeting of the DRB was adjourned on a motion by Deeny, seconded by Barb.

The meeting of the Panton Planning Commission was convened.

Old Business: Minutes to the previous meeting were not reviewed because no one had a hard copy, and it was agreed to review and approve at the next meeting.

David said that he had invited members of the legislative committee reviewing shoreline regulations to come to talk with the PC, but had received no response.

Louise will get electronic copies of shoreline regulations currently on the books in neighboring towns of Charlotte, Addison, Ferrisburgh and Bridport to those who want them. Heidi, Kim, David and Jim expressed interest.

Louise will make sure that the subdivision regulations are on the Town Website.

The meeting was adjourned on a motion by Deeny, seconded by Gary.

Next Meeting is scheduled for Thursday, Aug 1, with a site visit to the property of Lisa Stearns at 6pm, then the properties on Turkey Lane, followed by a meeting of the DRB/PC at 7pm.

Respectfully submitted,
Louise Giovanella, Clerk; Panton DRB/PC