

Development Review Board/ Planning Commission

June 7, 2014

Present: DRB and PC Chair David Raphael, Heidi Mahoney, Mary Rudd, Zoning Administrator Ed Hanson, Howard Hall, Louise Giovanella, Kirsten DeLaCruz, Jim Darragh

DRB

Old Business

The April minutes were re-revised for clarity in a sentence and to omit the word executive. The May minutes were reviewed and approved.

New Business

Zoning Administrator Ed Hanson informed the DRB of the Provost hearing to add a minor extension to their house. They will either need a waiver or a setback variance. A site visit is scheduled for July 10, 2014 at 6:30 p.m. The hearing will follow at 7:00 p.m.

The DeGraaf store permit approved by the DRB has been suspended by Zoning Administrator Ed Hanson with the approval of the Select-board. The DRB decision has been appealed to the Vermont Environmental Court by Mr. Andy Mergoz. Zoning Administrator Ed Hanson has been appointed by the select-board as spokesperson for the town in this matter.

An inquiry was made concerning the legitimacy of an apartment on East Rd. The apartment in question is a legitimate apartment.

The Mary Kipp property currently is listed as a single family dwelling if the owners desire to change it from a single family dwelling to a duplex they will have to make the appropriate changes and secure the appropriate permits.

Lynn Poteau has rented the building permitted as an office on her property as a single family dwelling. The permit excludes its use as a residence.

An inquiry concerning an apartment located in a barn has been raised. As a barn is not a residential property it is not legal. Zoning Administrator Ed Hanson has been requested by the **DRB** to look into it. Howard Hall motioned to adjourn the **DRB** Mary Rudd 2nd. Unanimously approved.

PC

New Business

The Select-board has asked the **PC** to review the proposed civil ordinance regulating outdoor storage of junk and junk vehicles. As related to the **PC** is if anyone wishing to operate a junk yard within the town of Panton must obtain a license to operate, establish or maintain a junk yard from the state of Vermont and obtain a certificate of approval for the location of the junkyard from the Panton select-board and the **DRB**. Also upon receiving written notice from the select-board to do so the owner of any junk or junk motor vehicle discovered in violation of article two of this ordinance shall remove or screen as deemed acceptable by the Select-board and the DRB the items or vehicles from the view of the traveled way of the highway or town road. An explanation and discussion of the ordinance followed.

PC Chair David Raphael reported that the Lake Champlain Shore-land Protection Act will become law as of July 1, 2014. He will e-mail the link with the information to the **PC**. An informational public meeting concerning the Lake Champlain Shore-land Protection Act will be held at the Chittenden County Regional Planning Commission office in Winooski on June 10, 2014 from 6:30 to 8:30 p.m. PC Chair David Raphael mentioned that the PC has to assist the state in informing the town residents of the passage of this new law. A discussion followed. Committee Chair David Raphael received a rough draft of the Addison Town Plan. Louise Giovanella motioned to adjourn the **PC** Mary Rudd 2nd. Unanimously approved.

Respectfully submitted,
Marjorie Huff,
Clerk