

# Town of Panton

## Development Review Board/Planning Commission

July 9, 2015

Present: Howard Hall, Louise Giovanella, Barbara Fleming, Zoning Administrator Ed Hanson, Mary Rudd, Heidi Mahoney, Katie Werthmann, Committee Chair David Raphael

### **DRB**

#### **Old Business**

The DRB convened at 7:04 p.m. The previous meeting minutes were reviewed.

Louise Giovanella motioned to accept the minutes Mary Rudd 2<sup>nd</sup>. Unanimously approved.

Acting Chair Louise Giovanella opened the hearing for a single lot sub-division for Jim and Lynn Choinere. Lynn Choinere explained the proposed sub-division. Committee Chair David Raphael took over the hearing when he arrived. The proposed sub-division meets all criteria the findings of fact are a single lot sub-division of 19.64 acres is divided into 13.64 and 6 acres meets all regulations and set back requirements for the district 2 which it is in, and the septic requirements have been met. Mary Rudd motioned to approve the sub-division Louise Giovanella 2<sup>nd</sup>. Unanimously approved.

The Junk Yard Ordinance will be reviewed by the select-board. Zoning Administrator Ed Hanson informed the board that in the state statute screening is allowed for licensed junk yards otherwise a local nuisance ordinance is needed. Committee Chair David Raphael asked Zoning Administrator Ed Hanson to do a numerical analysis for permit fees. He will review the analysis that was done previously and other towns permit fees.

#### **New Business**

Zoning Administrator Ed Hanson reported that he has issued an advisory warning letter to Amy Rice for an unpermitted addition to the dwelling house and an unpermitted structure on the property. Also issued was a notice of violation to Sandra Brace for an unpermitted structure. It now goes to the select-board for a decision on litigation. Louise Giovanella informed the board that the Vorestveld Farm barn addition is in the right of way of the road and the select-board will deal with it. Mary Rudd motioned to adjourn the DRB and convene the PC. Louise Giovanella 2<sup>nd</sup>. Unanimously approved. The DRB adjourned at 7:49 p.m. and the PC convened.

### **PC**

#### **Old Business**

The previous meeting minutes were reviewed and approved. Louise Giovanella

motioned to approve the minutes Heidi Mahoney 2<sup>nd</sup>. Unanimously approved. Town zoning and amendment items; farm worker housing, updated sketch plan language, and the adoption of a PUD approach for any sub-division greater than three lots. Howard Hall asked Committee Chair David Raphael to look into how the town can recoup fees for sub-divisions in the town. Committee Chair David Raphael will inquire with the ACRPC concerning this as well as impact fees. Committee Chair David Raphael shared suggestions from the regional planning commission including the application of a municipal planning grant. Other zoning issues to be reviewed is the application of legal fees, curb cuts, set back requirements, municipal planning, child care, home occupation zoning, flood resiliency and trails.

#### **New Business**

Community solar panels guidelines will be a new item to the town plan.

Louise Giovanella motioned to adjourn the PC Heidi Mahoney 2<sup>nd</sup>. Unanimously approved. The DRB/PC will recess the month of August.

Respectfully submitted,  
Marjorie Huff,  
Clerk