

Minutes to the Meeting of the Panton DRB/PC Sept 3, 2015

Present: Chair David Raphael, Heidi Mahoney, Kirsten de la Cruz, Howard Hall, Barb Fleming, Mary Rudd, Terry Findeisen, Louise Giovanella, Alternate Katie Werthmann, and Zoning Administrator Ed Hanson

DRB

Old Business or New Business

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

Minutes to the July DRB meeting were reviewed. It was noted that David Raphael was referred as Committee Chair rather than Board Chair. Motion was made by Heidi Mahoney, seconded by Mary Rudd to approve the minutes as amended with the deletion of the word Committee. Unanimously approved.

Minutes of the May 7, 2015 meeting were reviewed and unanimously approved on a motion made by Mary Rudd, seconded by Terry Findeisen.

Ed Hanson gave David a copy of a letter he sent to Hans Vorsteveld regarding the extension of a barn at Arnold Bay Farm on Arnold Bay Road. It informs Mr. Vorsteveld that the extension meets the minimum setback distance and is in compliance with regulations in the state statute.

Ed Hanson stated that he issued an advisory letter to Sandra Brace and her son Mark informing them that it is a violation to be living in a travel trailer on their property on Panton Road. Having no response from the Braces, Ed subsequently issued a notice of violation. He has forwarded that notice of violation to the selectboard. Ed Hanson has since visited the property and told by Mark Brace that he is spending time in the trailer, but that he eats and sleeps in the house. Selectboard Chair John Viskop requested that Ed investigate further to determine whether, in fact, the individual is living in the trailer or the house. Ed examined the trailer last week and determined that there is no septic or water hookup.

The vacant trailer on Panton Road across from the Town Garage has been removed from the property on which it was located, but there has been no Certificate of Occupancy issued. Ed stated he will visit the property and make sure it has met the requirements.

The subject of possible revision of our fee structure for permits was discussed. Mary Rudd will gather comparable fee structures from some surrounding towns.

The DRB meeting was adjourned on a motion made by Katie, seconded by Kirsten.

Planning Commission

Old Business or New Business

Minutes of the July meeting were reviewed and amended to eliminate the word 'Committee' from the minutes. Motion to adopt the minutes as amended was made by Louise, seconded by Barb, unanimously approved.

Minutes of the May meeting were unanimously approved on a motion made by Mary, seconded by Terry.

With regard to the Commission's review and revision of Zoning Regulations and the Town Plan, David noted that we need to address large scale installations of solar panels, as we have no specific regulations, and an installation is being considered on the Vorsteveld property along Panton Road.

David also noted that municipal planning grants will soon be available and he believes that he and the Regional Planning Commission could put a grant application together for Panton. Revision and or update of the Town Plan will need to be completed before the end of 2016.

To that end David enumerated the following items that need to be addressed;

- Solar guidelines /renewable energy issues
- Home Occupations/ businesses
- Economic development
- Child care element for Education Section of Town Plan
- Subdivisions- Impact Fees/ Developer costs- Capital Improvement Plan
- Flood resiliency and shoreline protection
- Lake Champlain Byway - review of Intrinsic Resources Inventory
- Lake Champlain cleanup

Next meeting members will agree to undertake individual sections to report back to the whole Commission for review and discussion.

David updated the Commission on the meeting of the Town Hall Committee noting that bids for architectural services were obtained, for repairing/reinstalling the cupola but that further discussion revealed that other priorities have intervened such as the stairs, the ramp, the toilets, and heating and ventilation of the building. It was agreed to meet with Norm LeBoeuf to walk through the building and help with an estimate for repairs.

Meeting was adjourned at 8:28pm on a motion by Louise, seconded by Terry. Unanimously approved.

Respectfully submitted,

Louise Giovanella, Sect.

