

Town of Panton

Development Review Board/Planning Commission

October 1, 2015

Present; Louise Giovanella, Mary Rudd, Zoning Administrator Ed Hanson, Kirsten DeLaCruz, Terry Findeisen, Committee Chair David Raphael, Jim Darragh, Heidi Mahoney

Others present; Hans Vorstelveld

DRB

Old business

At 7:07 p.m. the DRB convened. The previous meeting minutes were reviewed. Zoning Administrator reported that there are two notices of violation outstanding. Kirsten DeLaCruz motioned to accept the minutes with a spelling correction and date change Mary Rudd 2nd. Unanimously approved.

New business

No new business Mary Rudd motioned to adjourn the DRB Louise Giovanella 2nd. Unanimously approved.

PC

Old Business

At 7:17 p.m. the PC convened. The previous meeting minutes were reviewed Mary Rudd motioned to approved the minutes Heid Mahoney 2nd. Unanimously approved.

New business

Committee Chair David Raphael informed the PC that Green Mountain Power contacted him with a 45 day notice of a 4.9 mega watt 40 acre solar panel project to be located on the property of Vorstelveld Farm on Panton Road. He handed out information on concerning the project. Committee Chair David Raphael disclosed that GMP has been a client of his in the past but is not at this time. The town has statutory standing under new rules before the public service board for the Planning Commission and the Select-board to seek party status for being involved in providing testimony and seeking information for the purpose of evaluating and understanding the project. Committee Chair David Raphael read his response to GMP to the PC noting that these were his comments and not that of the PC or the town of Panton. His comments were that this will be a high visibility project on the most traveled road in Panton outside of RT.22A, there is no intervening hedgerows or topographic elements in place to naturally screen this project from the road, Panton Rd. has been identified as a scenic road in the Panton Town Plan and is also a part of the Lake Champlain By-way and bike way for its scenic beauty, it be essential to provide an esthetic analysis consistent with the provisions and practice of section 248 for a project of this scale and a accurate visual simulation of what the project will look like from Panton Rd. and several other view points, and it will need to be staked out on the ground for the public and town officials grasp the scale and spread of the project. Given that this is a commercial/ utility use being proposed for a rural agricultural ten zoning district adequate screening would be required under section 520 of our zoning ordinance I would recommend that the applicant provide for review and comment a detailed drawing and set of specifications for screening the project as appropriate to include sizes, numbers, types of trees and a plan for long term management of such screening. The visual simulation should illustrate how the project looks before and after the installation of adequate screening at the time of planting. I would also suggest that GMP be prepared to provide the PC, the select-board and town residents of any specific benefits this project will be to the town. The select-board was copied in the correspondence. Hans Vorstelveld shared that the site proposed is 900 ft. off the road and that the land is rocky and does not have good drainage. A discussion of the project took

place. Louise Giovanella motioned to approve Committee Chair David Raphael's e-mail response to GMP serve as a request and to enter this information informally to the Public Service Board with the understanding that he represent the PC in this preceding and his communications will be for information only and to enter in our presence and appearance to neither support of oppose the project. Mary Rudd 2nd. Unanimously approved. He will notify the select-board.

Committee Chair David Raphael and Secretary Louise Giovanella with the Regional Planning Commission submitted an application for a municipal planning grant to help update the Panton Town Plan. The application was for \$ 11,130.00 with a RPC match. Points to be attended to in the updated Town Plan is resiliency, flood and shoreline and hazard mitigation, statistical demographic information, land use planning as it relates to economic development, village center development and the scenic and cultural attributes. The PC began its review of the Town Plan. The PC members reviewing areas are;

Child care
and education- Kirsten DeLaCruz and Louise Giovanella
Renewable energy and scenic recourses -Committee Chair David Raphael and Heidi Mahoney
Economic development of home occupation and businesses- Terry Findeisen and Mary Rudd
Village Center-Terry Fendeisen and Katie Werthmann
Town Hall restoration status and goals- Howard Hall, Terry Findiesen and Committee Chair David Raphael
Lake water and flood resiliency-Louise Giovanella and Heidi Mahoney
Intrinsic resources inventory for scenic by-ways-Committee Chair David Raphael
Demographic statistics-Regional Planning Commission
Arnold Bay recreation and trails-Katie Werthmann and Howard Hall
Regulations of PUD applications-Heidi Mahoney
Impact fees and capital fund-Select-board
Application fees-Mary Rudd and Terry Findeisen
Tele-communications requirements and standards-Jim Darragh and Louise Giovanella
Setback requirements-Jim Darragh

Mary Rudd handed out and explained a town fee graph which the PC discussed and will review for November's meeting with the intent to make a recommendation to the select-board.

Committee Chair David Raphael gave an update on the Town Hall restoration project. He and Howard Hall will recommend to the select-board that the town authorize Norm Lebeauf do the restoration work.

Heidi Mahoney motioned to adjourn the PC Louise Giovanella 2nd.

Unanimously approved. Respectfully submitted,
Marjorie Huff,
Clerk