

## Town of Panton

### Development Review Board/Planning Commission

January 7, 2016

**Present:** Zoning Administrator Ed Hanson, Howard Hall, Mary Rudd, Heidi Mahoney, Katie Werthmann, Louise Giovanella, Kirsten DeLaCruz, Chair David Raphael

**Others present:** Dennis and Rosemary Mueller, David and Linda Barnebl, Rudy Vorsteveld

#### **DRB**

##### **Old Business**

The DRB convened at 7:01 p.m. The minutes for November and December were tabled due to a lack of a quorum.

##### **New Business**

The DRB reviewed an application from Dennis and Rosemary Mueller for approval of the non-conforming rental use of their property for gatherings not to exceed 150 people on Jersey St. All the criteria applicable with section 355 for non-conformance use was met; 1. There is no impact on public facilities. 2. The character of the neighborhood is not altered. 3. Traffic safety and traffic will be managed. Mary Rudd motioned to approve the application and that the application applies to the Mueller's as the property owners. Heidi Mahoney 2<sup>nd</sup>. Unanimously approved.

An application from Vorsteveld Farm for approval of farm labor housing on Arnold Bay Rd. was reviewed. Chair David Raphael recused himself as he is an abutter. Mary Rudd nominated Louise Giovanella to be temporary Chair. Heidi Mahoney 2<sup>nd</sup>. Unanimously approved. The farm labor house is to be moved from the west side of Arnold Bay Rd. to the east side of the road locating it on Vorsteveld Farm property. Rudy Vorsteveld explained the proposed movement of the house. David Barnebl asked how the farm labor housing affects the towns' tax base. It was explained that the house is considered a residence and taxed accordingly. All requirements and state approvals were found to be in place and that the house will be in character with the neighborhood. Mary Rudd motioned to approve the application as a single family residence consistent with the state guidelines for the number of people per bedroom for use as farm labor housing. Heidi Mahoney 2<sup>nd</sup>. Unanimously approved. David Raphael assumed the Chair position at the end of the hearing.

There was no Zoning Administrators report. Secretary Louise Giovanella mentioned that there has been no communication from Jim Darragh. Chair David Raphael will contact. Louise Giovanella motioned to adjourn the DRB Katie Werthmann 2<sup>nd</sup>. Unanimously approved.

#### **PC**

The PC convened at 8:07 p.m.

##### **Old Business**

November's and December's minutes were tabled due to a lack of a quorum. The PC will finish drafting changes to the Town Plan in February. A discussion of the responsibility of impact fees for developments took place. Chair David Raphael will contact the town's lawyer concerning fees. The definition of the difference between a home occupation verses a home based business cottage industry was discussed. Zoning Administrator Ed Hanson will report the exact differences at February's PC meeting. Mary Rudd led a review of the fee graph

schedule. The PC thanked Mary Rudd for her work on the fee schedule. Katie Werthmann motioned to forward the fee graph schedule to the select-board. Howard Hall 2<sup>nd</sup>. Unanimously approved.

#### **New Business**

Katie Werthmann gave an update to the Town Hall's renovation progress. A new holding tank and a new connecting pipe will be installed. The leach field is in compliance with state regulations. The bathrooms, plumbing, heating and handicap access is on the agenda.

A public hearing for the Green Mountain Power solar project on Panton Rd. will take place at the Town Hall on Tuesday January 19 at 7:00 p.m. Chair David Raphael stated that the select-board and Regional Planning Commission delegate Jamie Dayton has been involved in the development of a memorandum of understanding with GMP to insure that the town's interest are represented, respected and addressed. Mary Rudd motioned to adjourn the PC Heidi Mahoney 2<sup>nd</sup>. Unanimously approved.

Respectfully submitted,  
Marjorie Huff,  
Clerk