



## ***Town of Panton Chartered 1761***

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**3176 Jersey Street, Panton VT 05491-9331  
802.475.2333, Fax 802.475.2785**

### **Development Review Board/ Planning Commission**

September 8, 2016

Present; Zoning Administrator Ed Hanson, Barbara Fleming, Kirsten DeLaCruz, Terry Findeisen  
Louise Giovanella, Committee Chair David Raphael

Others present; Muriel Neel, Agnes Boelens, Michael Milton, Brandi Bean, Alessandra Rellini

#### **DRB**

##### **Old Business**

At 7:00 p.m. the DRB convened. The minutes for August were reviewed. Kirsten DeLaCruz motioned to accept the minutes. Terry Findiesen 2<sup>nd</sup>. Unanimously approved.

A conditional-use hearing for Agricola Farm was held. The DRB conducted a site visit to Agricola Farm prior to the hearing. The DRB discussed the dinners, farm operation and parking situation. Zoning Administrator Ed Hanson commented that the events held at the Agricola farm are similar to conditional use permits that have been issued but also different in that the events are held in the residence. Alessandra Rellini explained how that the farm dinners, which do not exceed thirty people, function, the arrival and departure times for the dinners and that all parking is off the road on farm property using a separate entrance and exit. Kirsten DeLaCruz motioned to accept the conditional-use permit contingent that all parking is off the road on the Agricola Farm property and show entrance and exit signs. Terry Findeisen 2<sup>nd</sup>. Unanimously approved. Louise Giovanella motioned to add a second condition to the granted to the conditional- use permit that in the absence of any town placed safety signage the DRB require Agricola Farm to place signs to warn traffic of an event. Barbara Fleming 2<sup>nd</sup>. Unanimously approved. Louise Giovanella motioned to instruct Committee Chair David Raphael to contact the Select-Board and Road Commissioner to review the need and possible installation of traffic safety signs in the Agricola Farm vicinity. Terry Findeisen 2<sup>nd</sup>. Unanimously approved.

The DRB heard a request from Muriel Neel to rescind a notice of violation warning letter for the camper ordinance. Michael Milton explained that the trailers were not occupied for thirty consecutive days and that all electric and septic was independent of the residence.

Terry Findeisen motioned that upon the presentation and testimony given by the Neel family in regard to the intent to issue a notice of violation by Zoning Administrator Ed Hanson and with the evidence provided by the Neel family the DRB has interpreted the situation differently than Zoning Administrator Ed Hanson and can find under the circumstances that the situation with regard to the campers is not out of compliance with section 523 and therefore the use represented by the family can continue. Kirsten DeLaCruz 2<sup>nd</sup>. Unanimously approved.

### **New Business**

Zoning Administrator Ed Hanson stated that there was no new business. Terry Findeisen motioned to adjourn the DRB. Kirsten DeLaCruz 2<sup>nd</sup>. Unanimously approved. The DRB adjourned at 8:16 p.m.

### **PC**

#### **Old Business**

The PC convened at 8:16 p.m. The minutes for August were reviewed. Kirsten DeLaCruz motioned to approve the minutes with the addition of a sentence. Terry Findeisen 2<sup>nd</sup>. Unanimously approved. Louise Giovanella read to the PC the changes in the survey questions and stated that a zoning map will be added. Terry Findiesen motioned to approve the changes. Barbara Fleming 2<sup>nd</sup>. Unanimously approved.

Committee Chair David Raphael handed out the revised flood resiliency section to be reviewed. The PC is amending the zoning ordinance to include a change in sketch plan review, a change in major sub-division to requiring all sub-divisions greater than three acres to be a Planned Unit Development, farm labor housing, and home occupations. Louise Giovanella motioned that a definition of home occupations #3 to include up to five employees. Barbara Fleming 2<sup>nd</sup>. Unanimously approved.

Committee Chair David Raphael submitted a grant to the Vermont Community Foundation towards restoring the Town Hall cupola. The Town has been awarded \$25,000.00. A meeting of the Town Hall committee will be convened later in the month to initiate a fund raising effort to try and raise the rest of the funds needed. Barbara Fleming asked if the \$10,000.00 offered in the past still existed. Commission Chair David Raphael will look into it.

### **New Business**

There was no new business. Louise Giovanella motioned to adjourn the PC. Terry Findeisen 2<sup>nd</sup>. Unanimously approved.

Respectfully submitted,  
Marjorie Huff,  
Clerk

