

Minutes of the Meeting of the Panton Development Review Board/ Planning Commission 12/8/16

Present: Chair David Raphael, Dave Wolniewicz, Mary Rudd, Kirsten DeLa Cruz, Barb Fleming
Louise Giovanella, Zoning Administrator Ed Hanson

DRB

Chair Raphael called the meeting of the DRB to order at 7:05pm.

Old Business:

Minutes to the September meeting were unanimously on a motion made by Kirsten DeLa Cruz,
seconded by Louise Giovanella.

Minutes to the November meeting were unanimously on a motion made by Mary Rudd,
seconded by Louise Giovanella.

New Business:

Z.A. Ed Hanson apprised the Board of the application submitted for a 3 lot PUD by Isaac Van
Wyck on Rt. 22A and distributed a briefing package , including an aerial view of the property, to
members of the Board. A hearing for the application has been warned for January 12th, 2017.
The presentation was followed by discussion among Board members regarding possible
conditions that might be considered. It was decided that given the time of year that this PUD
request is being reviewed for approval, the Board will forego a site visit and request that the
applicant supply the board with some photos of the property. Ed Hanson stated that he would
forward that request to Mr. Van Wyck.

Mary Rudd asked whether the applicant had been charged under the newly established fee
schedule. After a brief discussion it was determined that the applicant had not been charged
according to the fee schedule adopted in May. David Raphael stated that he will be attending
the upcoming Select Board meeting next Tuesday and will bring up the matter of the approved
fee schedule with the Select Board.

Old Business:

Ed Hanson noted that he had recently issued a Certificate of Occupancy for a dwelling on the
Hopper property on Aerie Pt. Drive, stating that because there are three dwellings sharing that
access, it should be named Aerie Pt. Road. A 'Drive' is a designation only for roads which are
accessed by up to two dwellings.

Ed Hanson also said that he had talked with Cynthia Smith, who told him they are still in the
process of trying to reconfigure their proposed subdivision to conform to regulatory
requirements, but he has not yet received any paperwork from them.

The DRB meeting was adjourned at 7:40pm on a motion made by Mary Rudd, seconded by
Kirsten De La Cruz.

PC

The meeting was called to order at 7:42pm by Chair Raphael.

Minutes to the September meeting were unanimously on a motion made by Mary Rudd, seconded by Louise Giovanella.

Minutes to the November meeting were unanimously on a motion made by Mary Rudd, seconded by Louise Giovanella.

New Business:

David Raphael discussed a Regional Planning Commission Workshop he recently attended pertaining to energy matters. He noted that he learned that for a towns to have interested party status in future Public Service Board hearings, it is required to create a new energy section in the Town Plan which would detail amounts of energy consumed by the town including transportation, home use, agricultural use etc., amount of energy generated in the town, and amount of energy the town would like to generate in the future. Also to be included would be mapping of where renewable energy production should and should not be located in town based on assessment of agricultural soils, designated scenic resources etc. The new energy section would necessarily include stated goals and policies as well.

Old Business:

The Commission reviewed the status of the amended Town Plan, revised Zoning Ordinance and Subdivision Regulations. David Raphael will check with RPC to see if we need to reprint the entire Town Plan in the re-adopting process or whether we can print out only those sections- Town Vision and Flood Resiliency- which we have changed. He reviewed progress under the Municipal Planning Grant., noting that we had completed a successful survey, Mary has created a matrix for organizing future work on the Town Plan, and he has recently discussed holding a workshop to be facilitated by a wildlife biologist for the purpose of informing Panton residents of the contents and purpose of the Town Plan and involving people in the process of translating some of the features such as identifying wildlife corridors or natural resource protection into actions. He stated a proposed timeline of readying the Town Plan, Zoning Ordinance and Subdivision Regulations for a public hearing in February. Mary will update the matrix with revisions and Louise will edit the zoning and subdivision ordinances. David will discuss with Jeanie sending out the Town Plan to abutting towns and pertinent state operations; also he will advise Jeanie to make copies of the zoning and subdivision ordinances and Town Plan for Dave Wolniewicz at the next meeting.

Meeting was adjourned at 8:20 pm on a motion made by Mary, seconded by Barb Fleming.

Respectfully submitted,

Louise Giovanella, Secretary

Next meeting of the DRB/PC will be held Jan. 12, 2017

