



Town of Panton Chartered 1761

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February 2, 2017

Present: Barbara Fleming, Kirsten DeLaCruz, Mary Rudd, Zoning Administrator Ed Hanson, Howard Hall, Committee Chair David Raphael

Others present: Richard Thurber, Isaac Vanwyck, Jason Barnard

DRB

Old Business

The previous meeting minutes were tabled due to a lack of a quorum.

The DRB reconvened the hearing for a 3 lot sub-division for Isaac Vanwyck. A site visit was done. Jason Barnard reviewed the proposed sub-division. Committee Chair David Raphael identified the conditions that have been met by the applicant as a complaint set of plans dated 10/25 2016, the DRB conducted a site visit on 1/14/2017, the applicant is in compliance with Panton regulations, waste water and construction permits, the applicant will obtain state permits as necessary, all power will be run underground to the two lots, the applicant agrees that there will be no interruption of water flow in the proposed and existing drainage swales and that road construction and culverts will be developed properly to limit erosion and to be in current practice as recommended by the Vermont department of environmental conservation.

Mary Rudd motioned to approve the sketch plan Kirsten DeLaCruz 2nd. Approved with one abstention. The final plat review is scheduled for the March DRB meeting.

Zoning Administrator ED Hanson stated that he has received another request from Cynthia Smith for a sub-division of the property on Lake Rd. Zoning Administrator Ed Hanson explained that until there is a change in the zoning regulations she is unable to sub-divide the property. He has submitted to the DRB samples of other towns regulations on this matter.

Zoning Administrator Ed Hanson inquired into the placement of the newly placed Baptist Church signs and found that the sign placement is allowed by the state and is exempt to sign regulations by the town and that placement of signs in the public right-of-way is under the jurisdiction of the select-board. Zoning Administrator will contact the select-board regarding this matter. Committee Chair David Raphael instructed Zoning Administrator Ed Hanson to

invite Eric Carter of the Panton Community Baptist Church to the March DRB meeting to discuss this matter.

The DRB has selected April 6, 2017 as a combined public meeting for the Town Plan and Zoning regulations with alternate dates being April 4, 2017 or Wednesday the April 5, 2017.

New Business

The DRB reviewed an application from Richard Thurber for a 2 lot sub-division at 4955 Jersey St. Jason Barnard explained the sub-division. The existing dwelling and five acres will become one lot and the remaining 54.8 acres will stay undeveloped and continued to be used as agricultural land. Kirsten DeLaCruz motioned to approve the proposed sub-division Barbara Fleming 2nd. Unanimously approved. Mary Rudd motioned to adjourn the DRB and convene the PC. Howard Hall 2nd. Unanimously approved. The time was 7:55 p.m.

PC

Old Business

The minutes for the previous meeting was tabled due to a lack of a quorum.

The review of the Town Plan continued. The Implementation section is left to be reviewed.

New Business

There was no new business.

Barbara Fleming motioned to adjourn the PC Kirsten DeLaCruz 2nd. Unanimously approved.

Respectfully submitted,

Marjorie Huff,

Clerk