



Town of Panton Chartered 1761

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August 10, 2017

Present: Committee Chair David Raphael, Mary Rudd, Kirsten DeLaCruz, David Wolniewicz, Barbara Fleming, Bob Hartenstein, Anna Hopper, Zoning Administrator Ed Hanson, alternate Ashlee Morris

Others present: Debra Hartenstein, Wes John, Lois C. Myers, Dennis and Rosemary Mueller, Howard Hall, Judi Fisher, David Putter, Joe Bogan and Paulette Bogan, Steven Mundell

DRB

Old Business

The DRB convened at 7: p.m. July's meeting minutes were reviewed. Kirsten DeLaCruz motioned to approve the minutes Mary Rudd 2nd. Unanimously approved.

Mary Rudd asked if Green Mountain Power was on track for screening the 40 acre solar field site on Panton Rd. Committee Chair David Raphael will check on it.

New Business

The DRB welcomed new board members Bob Hartenstein and Anna Hopper and alternate Ashlee Morris to the board. Four hearings were held.

All those giving testimony were duly sworn in.

1. Bob Hartenstein recused himself from the hearing. Ashlee Morris joined the DRB as an alternate. The hearing for an application from Robert and Debra Hartenstein for approval of a side yard setback variance for the purpose of constructing an accessory building took place. Committee Chair David Raphael reviewed the zoning regulation concerning variances. Bob Hartenstein explained the position of the proposed accessory building. Zoning Administrator Ed Hanson submitted to Committee Chair David Raphael a letter from abutter Judi Fisher citing her inability to gain information concerning the Hartenstein application prior to the hearing. Judi Fisher stated her reasons for objecting citing many unanswered questions concerning this application. David Putter also objected to the nonavailability of the proposed building prior to the hearing. Abutters Joe and Paulette Bogan inquired about the records of the septic system placement. Zoning Administrator Ed Hanson explained that septic systems are controlled by the state and the town asks for a copy of the engineered septic system plan.

David Wolniewicz motioned to recess the hearing and hold a site visit with the owners and neighbors present at 6:00 p.m. on September 14, 2017. The Hartenstein's will submit an updated sketch plan and stake out the proposed building site and septic system placement. Ashlee Morris 2nd. Unanimously approved. Bob Hartenstein rejoined the DRB.

2. An application from Timothy and Judy Hallock for a side yard setback variance of a covered deck to the existing principal dwelling on Pantan Rd. was reviewed. Zoning Administrator Ed Hanson explained the proposed application. Upon review of the application by the DRB Kirsten DeLaCruz motioned to approve the proposed addition Mary Rudd 2nd. Unanimously approved.

3. An application from Dennis and Rosemary Mueller for approval of a non-conforming quarrying operation on their property Jersey St. was reviewed. Zoning Administrator Ed Hanson explained that the Mueller's would like to quarry Pantan stone from their property. Dennis Mueller explained the location and proposed operation. Committee Chair David Raphael expressed the lack of a precedent for such a usage in our regulations. The DRB reviewed the regulation and found that further review of the proposed application is necessary. Abutter Lois C. Myers expressed her concern of unanswered questions and lack of opportunity to view the proposed plan. Bob Hartenstein motioned to table the application from Dennis and Rosemary Mueller. Barbara Fleming 2nd. Unanimously approved.

4. An application from the Smith Family Revocable Trust for approval of a two-acre sub-division on Lake Rd. The DRB reviewed the proposed two acre subdivision. Committee Chair David Raphael explained the change in the zoning provisions of the subdivision of sites that sit on multiple zoned acre sites. Abutter Steven Mundell shared his concern of a house placement and possible change in property value. David Wolniewicz motioned to recess the hearing until the September meeting and have the DRB conduct a site visit at 6:30 p.m. on September 16, 2017 Bob Hartenstein 2nd. Unanimously approved. Zoning Administrator Ed Hanson will contact the Smith family.

Mary Rudd asked Zoning Administrator Ed Hanson if Honeymoon Kitchen had filed for their home occupation bakery stand on Pantan Rd. Zoning Administrator Ed Hanson will inquire.

Howard Hall asked Zoning Administrator Ed Hanson if Mr. Porter has a permit to run a home occupation from his property on Jersey Rd. Zoning Administrator Ed Hanson will check.

Kirsten DeLaCruz motioned to adjourn the DRB and convene the PC at 7:58 p.m. David Wolniewicz 2nd. Unanimously approved.

PC

Old Business

The previous meeting minutes were reviewed Mary Rudd motioned to approve the minutes David Wolniewicz 2nd. Unanimously approved.

Committee Chair David Raphael updated the PC on the status of the Town Hall renovation project. The Town Hall renovation committee invites others to join them. The Town Hall renovation committee plans to restore the cupola, front stairs to the Town Hall, rebuild the handicap access ramp, update the rest rooms and build a kitchen upstairs in the Town Hall.

Mary Rudd motioned to forward the Town Plan to the Select-Board for adoption David Wolniewicz 2nd. Unanimously approved.

New Business

There was no new business.

Barbara Fleming motioned to adjourn the PC Bob Hartenstein 2nd. Unanimously approved.

Respectfully submitted,
Marjorie Huff,
Clerk