



Town of Panton Chartered 1761

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September 14, 2017

Present: David Wolnewicz, Mary Rudd, Bob Hartenstein, Anna Hopper, Kirsten DeLa Cruz,
Committee Chair David Raphael

Others present: Roberta and Philip Puschel, David Putter, Joe Bogan, Deb Hartenstein,
Steven Mundell, and Alexander Smith

DRB

At 7:09 p.m. the DRB convened. All those giving testimony were duly sworn in.

1. The DRB reconvened the hearing for an application from Bob and Deb Hartenstein for a detached accessory outbuilding on their property on Arnold Bay Rd. Board member Bob Hartenstein recused himself. The DRB conducted a site visit and heard comment on issuing variances and relocation possibilities.

The DRB received a letter from David Putter as representative for Judi Fisher.

Committee Chair consulted Panton's lawyer Jim Carrol for advice. The town's council suggested that the applicants review the waiver option as opposed to a variance and consider withdrawing their request for a variance and seek a waiver instead. Committee Chair asked Bob and Deb Hartenstein if they would like to withdraw their request for a variance and seek a waiver instead and they said they would. Mary Rudd motioned to close the hearing for a variance from Bob and Deb Hartenstein. Kirsten DeLaCruz 2nd. Unanimously approved. Bob Hartenstein rejoined the DRB. Joe Bogan asked Committee Chair David Raphael to explain the difference between a variance and a waiver. Committee Chair David Raphael did so.

2. The DRB reconvened the hearing from the Smith Family Revocable Trust for an application of a single-lot subdivision of a five acre lot from an existing 13.0+ on their property on Lake Rd. The DRB conducted a site visit. Abutter Steven Mundell stated that he had had his questions concerning leach field drainage and natural vegetative screening to protect against loss of privacy answered satisfactorily. Committee Chair David Raphael instructed Alexander Smith to submit a mylar map of the subdivision to the town. The requirements for a final plat approval were reviewed.

David Wolnewicz motioned to close the hearing and approve the request for a single-lot subdivision on the Smith property on Lake Rd. on the condition that owners both current and

future must satisfy the DRB and abutters that any clearing of the newly created lot will maintain a privacy screen between properties and not create loss of privacy to the abutter. Also that the DRB will be satisfied upon ascertainment of a certified engineer that no drainage or runoff from the newly created lot will affect the abutter. The DRB will make the final determination concerning these conditions. Bob Hartenstein 2nd. Unanimously approved.

3. Philip and Roberta Puschel of 20 Lake Rd. brought a complaint concerning a building violation on the abutting property. They stated that the new building is within 50' of the property line. The Puschel's property has been surveyed. A foundation on the abutting property has been poured. They have also been informed that the abutting property's septic system will over shadow the Puschel's property. Kirsten DeLaCruz motioned to have the DRB instruct Zoning Administrator Ed Hanson issue a notice of violation to David Holmes owner of the property to rectify the violation and bring the building permit into compliance. Anna Hopper 2nd. Unanimously approved. Mary Rudd requested that Zoning Administrator Ed Hanson insure that site plans for building plans are sited properly on properties.

A discussion on Honeymoon Kitchen's roadside stand took place. Committee Chair David Raphael will follow up with Zoning Administrator Ed Hanson.

The minutes for August were reviewed. Mary Rudd motioned to accept the minutes with two corrections and close the DRB and convene the PC. Kirsten DeLaCruz 2nd. Unanimously approved.

PC

The minutes for August were reviewed. Bob Hartenstein motioned to accept the minutes Kirsten DeLaCruz 2nd. Unanimously approved. There was no further business for the PC to conduct. Mary Rudd motioned to adjourn the PC. Kirsten DeLaCruz 2nd. Unanimously approved.

Respectfully submitted,
Marjorie Huff,
Clerk