

TOWN OF PANTON

3176 Jersey Street
Panton, Vermont 05491

❧❧❧

ADMINISTRATIVE OFFICER'S MONTHLY REPORT TO THE TOWN PLANNING COMMISSION ON ZONING ACTIVITY MONTH OF JULY 2014

❧❧❧

<i>SUMMARY OF PERMIT ACTIVITY -</i>	Current month	Year to date
<i>New dwellings</i>		
<i>Permanent/seasonal houses</i>	0	0
<i>Accessory apartments</i>	1	1
<i>Mobile homes</i>	0	0
<i>Replacements</i>	1	2
<i>Renovations/additions</i>	3	6
<i>Accessory outbuildings</i>	1	2
<i>Exempt agricultural outbuildings</i>	0	2
<i>Ponds/dams/other land development</i>	0	0
<i>Temporary uses</i>	0	0
<i>Fences</i>	0	0
<i>Signs</i> 0.....	0	
<i>Subdivisions</i>		
<i>Single-lot</i>	0	0
<i>Multiple lot</i>	0	0
<i>Boundary adjustments</i>	0	0
<i>Planned unit developments (PUDs)</i>	0	0
<i>Renewals of permit</i>	0	0
<i>Conditional uses</i>	0	1
<i>Certificates of occupancy</i>	1	4
<i>Notices of Violation</i>	0	0
<i>Development Review Board hearing applications</i>		
<i>Conditional uses</i>	1	2
<i>Variances/Waivers</i>	0	3
<i>Appeals</i>	0	0
<i>Subdivisions/PUDs</i>	0	0

DEVELOPMENT REVIEW BOARD ACTIVITY -

A hearing was convened before the Board on 10 July 2014 to consider Jeffrey & Lynn Provost's request (#14-4) a side-yard setback variance or waiver to allow a master bedroom expansion of their dwelling on Staton Drive. The Provosts' request was approved, but the Board's written decision has not yet been issued.

An application was received from Hans Vorsteveld, acting on behalf of Vorsteveld Farm L.L.P. (#14-5), to authorize the replacement/reconstruction of a dwelling on part of the former Arnold Bay Farms property on Adams Ferry Road. The replacement structure is to serve as farm labor housing, so the application requires conditional-use approval under §512 of the Town's zoning regulations for the reconstruction and re-establishment of a non-conforming use. A hearing date of 4 September 2014 has tentatively been set, but the legal notice of meeting has not yet been published.

OTHER ACTIVITIES -

Six applications were received during the month of July, one for a detached garage on a property on Hopkins Road, one for the creation of an accessory apartment in a dwelling on Lake Road, three for minor additions to various residential and accessory structures, and one for a Development Review Board hearing, as noted above. All of the permit applications have been processed, and the permits have been issued. Application fee revenues of \$455.00 were received, resulting in a net direct cost of administration of \$313.98 for the month, and \$2,736.01 for the calendar year to date.

On 24 July 2014, Judge Thomas G. Walsh of the Environmental Division of the Vermont Superior Court issued an Entry Order dismissing Jacques Andre Megroz' appeal of the DRB decision in Robert & Joan DeGraaf's change of use case. The DeGraafs' change of use permit (#14-2) has accordingly been reinstated, with all right and privileges.

Respectfully submitted,

E. W. Hanson
Administrative Officer
4 August 2014.

EWH/mw

Information copies to: Selectboard
Board of Listers