DRB/Planning Commission Meeting Minutes
February 13, 2025

In attendance: Mary Rudd, DRB Chair; Gretchen Bailey, DRB member; Annie Hopper, DRB Member; Doug Dow; Penny Dow; Sharon Ashcraft; Danelle Birong, Community Planner at Addison County Regional Planning Commission

Via Zoom: Catherine Hays, DRB member; Bethanie Farrell, DRB member; David Martini, Zoning Administrator; Jamie Dayton

Development Review Board Meeting

Mary called the meeting to order at 6:01 p.m.

1. Minutes of the December 12th meeting were reviewed. Gretchen made a motion to approve the minutes, Catherine seconded. Minutes were approved.
2. Public comment was moved to the end of the meeting.
3. David Martini gave his monthly report. He reported that Mr. Saltus called him and arranged to meet with him in the next week. He is planning to apply for a permit. The Dows have made a request to subdivide their property. David said that what they want to do is not permitted under our current zoning laws. The only way it would be permitted is to put an accessory dwelling of not more than 1200 sf. on the 2-acre property they want to create. Otherwise, they will need to wait for zoning changes, of which there are many, to go through the regional planning commission. This is not a quick process.
4. There was no other business, or public comment.

Gretchen made a motion to adjourn. Annie seconded. All in favor. The meeting was adjourned at 6:10 p.m. David Martini, Doug Dow and Penny Dow departed.

Planning Commission Meeting

The meeting convened at 6:10 p.m. Annie made a motion to approve the December 12th meeting minutes, Gretchen seconded. All in favor. Approved.

1. Danelle Birong of the Addison County Regional Planning Commission reported on the process for applying for a grant to update our Town Plan. Our current plan expires in 2027. She will be working on the application with our input. Jamie Dayton, our representative on the Addison County Regional Planning Commission, offered to work with her. We should include anything on our wish list and anything that has occurred since 2019. She provided handouts for the committee. Catherine said she had attended the webinar on this. There was some discussion of what we might want to include.

   Danelle suggested holding our next meeting in March to discuss the state of the grant.

The deadline for application is March 31st. All members said they could attend a meeting on the 2nd Thursday in March (3/13). It was also noted that the selectboard would need to approve our required spending match.

2. The Committee took up the proposal to add an enforcement clause to our Zoning Regulations. Since we don't have any language in our regs, our only course of action to address problems is to go to environmental court. Mary took the Vergennes clause and altered it to suit Panton's situation. The language is with the town attorney. It was suggested we add a time window. Annie had sampled language from other towns which were reviewed. Consensus was reached on 7:00 a.m. to 8:00 p.m. on workdays for construction noise. Also agreed on a 9-2 window for weekends. This information will be added to the language. Meetings will be held and the public will be warned to allow for comment.
3. There was no public comment.
4. Mary and Catherine will have a phone call tomorrow with the people doing work on the town beach to discuss a plan. Once we know what the plan is we can apply for a grant.

Annie made a motion to adjourn; Gretchen seconded; all in favor. The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Donna Oliver
Assistant Town Clerk