DRB/Planning Commission Meeting Minutes December 12, 2024

In attendance: Mary Rudd, Chair; Gretchen Bailey, Anna Hopper, Catharine Hays, Sharon Ashcraft, Kathy Kennett, Charles Kennett, Robert DeGraff

Via Zoom: David Martini, Zoning Administrator

Development Review Board Meeting

Mary called the meeting to order at 6:04 p.m.

1. Catharine made a motion to approve the minutes of the DRB/Planning Commission meeting of October 10th. Gretchen seconded. Motion passed.
2. Zoning Administrator David Martini offered his monthly report.
    a. He reported on a noise complaint at 1140 Arnold Bay Road where they are breaking up rock. A certified letter has been sent to the location on 11/22, but they have not picked it up. Today the new clerk sent a letter to the registered owner of the trust. David also spoke with him who said he will call and tell his son to work within normal working hours. The work is almost complete.
    b. Case of Saltus who did not appear at the hearing and did not file for conditional use. He is operating a home stay situation without a permit. The board asked David to follow up.
3. The board then convened the hearing regarding the DeGraff request to add a residence at 2712 Panton Road, currently being used as a store. Annie Hopper withdrew from the hearing as she is an abutter. Once the hearing was complete the DRB returned to the regular agenda.
4. Other business: None.

Catharine moved to adjourn the meeting. Gretchen seconded. All in favor, passed

Planning Commission Meeting

Gretchen made a motion to accept the minutes of the October 10th meeting, seconded by Catharine. Approved.

1. Grants will soon be available to update the town plan. The review of the boundary between Vergennes and Panton is almost complete. The border will move slightly toward Vergennes. The Town will need to go to the State to apply for a boundary adjustment. We will need to put 10% of the cost in our FY26 budget. Mary also stated that several agencies will need to hold hearings which will be advertised well in advance.
2. Enforcement of zoning regulations. Panton does not have anything in their regs about enforcement. We will be looking at what Vergennes has in place. Catharine suggested looking at other towns as Vergennes is a city. We need to establish a way for David to assess fines, etc. Mary asked other members to look up and pull regs of other towns so we can look at them at our next meeting.

3. Public Comment: Sharon Ashcraft commented on two homes occupying the same piece of land on Jersey St. Mary asked Sharon to send this complaint to David M.
4. PELS. Mary provided an update after her meeting with Jim Gish. Consultants are done with their review and will move forward with two routes through Panton. They will not use Route 17. The committee is concerned that the two routes are not in the spirit of the study. Catharine and Annie will draft a letter to the head of the policy committee. A new bridge will be built in 2029.
5. Town Beach grant. No update.

Annie made a motion to adjourn. Seconded by Gretchen. The meeting was adjourned at 6:42 p.m.

Respectfully submitted,

Donna Oliver
Assistant Town Clerk