Town of Panton Chartered 1761

3176 Jersey Street • Panton, VT 05491-9331
Ph: 802.475.2333 • Fax: 802.475.2785

Panton Planning Commission and Development Review Board

Thursday, October 13, 2022, Meeting Minutes

In attendance: DRB/PC Chair, Mary Rudd, and DRB/PC Member Gretchen Bailey.

Via Zoom: DRB/PC Members Bethanie Brady Farrell, and Annie Hopper and Zoning Administrator David Martini. Guest: Anne Hutchins, Jim Mitchem and Greg Barringer

DEVELOPMENT REVIEW BOARD MEETING

1. DRB/PC Chair, Mary Rudd called the meeting to order 6:00 p.m.

2. Approval of the minutes of the September 08, 2022, DRB meeting
    a. Bethanie moved to accept the minutes with corrections, Gretchen seconded. All in favor; the motion passed.

3. Hearing for proposed Waiver for Hutchins property, Parcel 036700000 –
    a. Anne Hutchins with her contractor, Jim Mitchem appeared via Zoom for a hearing variance for her property at 94 VT RTE 22A. Applicant wishes to enclose a pre-existing deck with a 21'x17'2.5 structure which will be 17' 2 ½ from the side yard boundary. A valid application was received, with no plan to decrease the side yard setback. Mary stated this to be within zoning compliance.

    b. Bethanie moved to approve the Variance; Annie seconded. All in favor, the motion passed.

    c. Bethanie will submit the hearing minutes by Tuesday. The hearing concluded at 6:07pm. Anne Hutchins and Jim Mitchem left the meeting.

4. Monthly Report from the Zoning Administrator and any updates on permit activity.
    a. Parcel 072712000 – Pelletier property was approved for an 18'x12' shed on 9/29/2022, Permit 23-03.

    b. David received the requested zoning application from Sun Common for the Lake Road solar panel 'carport' installation.
        1. Mary and Catherine decided not to visit the site after intensive research with State regulations. If the solar installation is under 15kw there is no front yard setback.

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2. David noted that the structure is only 32 feet from the edge of the road and therefore in the Road Right-away. He will check with the Panton Road Foreman.
3. The application will be approved with condition that they cannot close the sides or make other changes to the structure without a waiver process.

c. Cushman Property –The Cushman property was approved for a business with requirement to have only one outside employee, no more than five cars on the property and promise to install a privacy fence. Mr. Barringer, a neighbor, noted the property is busier than what was expected. David supplied a picture of the property which showed 20 vehicles currently on the property and one vehicle for sale along the road. There may be more than one employee, and the fence has not been installed. The Zoning Administrator will meet with Town of Panton attorney and file a Notice of Violation of Conditional Use.

5. Adjournment
   a. Gretchen moved to adjourn the meeting. Annie seconded. All in favor, the meeting adjourned at 6:19 p.m.

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Via Zoom: DRB/PC Members Bethanie Brady Farrell, and Annie Hopper

PLANNING COMMISSION MEETING

1. DRB/PC Chair, Mary Rudd called the meeting to order 6:19 p.m.

2. Approval of the minutes of the September 08, 2022, PC meeting
    a. Bethanie moved to accept the minutes as written, Gretchen seconded. All in favor; the motion passed.

3. New Business – No New Business to Report

4. Old Business – Arnold Bay Project update
    a. The preliminary plan for Arnold Bay Project has been completed by ACRPC and the conceptional drawings have been placed on the Town of Panton website. Mary stated we are on schedule to close out the grant. ACRPC will be submitting a final invoice. Currently, there is no plan to continue with the plan installation.

5. Adjournment
    a. Gretchen moved to adjourn the PC meeting. Beth seconded. All in favor, the meeting adjourned at 6:28 p.m.

Respectfully submitted,
Suzanne Snyder
Assistant Town Clerk