



## *Town of Panton Chartered 1761*

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3176 Jersey Street • Panton, VT 05491-9331

Ph: 802.475.2333 • Fax: 802.475.2785

### **Panton Planning Commission and Development Review Board**

#### **Thursday, January 12, 2023, Meeting Minutes**

In attendance: DRB/PC Chair, Mary Rudd, and DRB/PC Vice Chair Bob Hartenstein, DRB/PC Members Bethanie Brady Farrell, Catharine Hays, Gretchen Bailey, and guest, Greg Barringer, and Christine Erickson.

Via Zoom: DRB/PC Member Annie Hopper and Zoning Administrator David Martini and guest, Tyler Silva.

#### **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 November 10, 2022, DRB meeting
  - a. Bethanie moved to accept the minutes as written, Catharine seconded. All in favor; the motion passed.
3. Cushman Property – The Zoning Administrator reported that it was brought to his attention that Cushman’s home occupation permit is not in accordance with Panton zoning regulations. Mary stated that no enforcement is allowed from the DRB and the proper path would be for the Zoning Administrator to send a cease-and-desist order to the homeowner.
4. Hearing for the Proposed Waiver for Silva property, Parcel –
  - a. Tyler Silva called in to the hearing variance for his property at 3190 Jersey Street. A non-conforming 1-acre lot in a 5-acre residential zone. Applicant wishes to request a waiver for his chicken coop to set 68.5’ from the middle of the roadway and 17’ from the back property line (and 153’ from the property line). Notice was printed in the local newspaper and letters were sent to the neighbors with no concerns heard. The chicken coop does not have a foundation and can be considered a temporary structure.
  - b. Bob moved to accept the front and rear set back waiver. Bethanie seconded. All in favor; the motion passed.
5. Monthly Report from the Zoning Administrator and any updates on permit activity.
  - a. There were no new zoning updates.
6. Adjournment
  - a. Bethanie moved to adjourn the meeting. Bob seconded. All in favor, the meeting adjourned at 6:14 p.m.



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Via Zoom: DRB/PC Member Annie Hopper.

#### **PLANNING COMMISSION MEETING**

1. DRB/PC Chair, Mary Rudd called the meeting to order 6:14 p.m.
2. Approval of the minutes of the November 10, 2022, PC meeting
  - a. Bethanie moved to accept the minutes as written, Catharine seconded. All in favor; the motion passed.
3. New Business – No New Business to Report
4. Old Business – Vergennes PEL Study – Vergennespel.com
  - a. Mary reported on the Vergennes PEL Study for evaluating transportation alternatives that reduce the impact of large truck traffic on VT Route 22A and Downtown Vergennes. Mary stated there is no final decisions on the road location.
    1. The four remaining concepts
      - a. Vergennes-Panton new roadway (West Routing to a 50' Bridge over Otter Creek),
      - b. Vergennes Main Street new parallel route.
      - c. Access to Route 7 utilizing VT-17 Northbound with VT 22A Southbound remaining the same.
      - d. No build option serving as a baseline.
    - b. Panton concerns with the Vergennes-Panton western route is the impact and length of road needed to accomplish a 50' height bridge over Otter Creek, weight and noise of large trucks on Panton roads, conflict with established resource of Lake Champlain Bikeway/ Scenic By-Way, the new route is not consistent with Panton's Town Plan, and Panton has no voting member on the study.
    - c. Bethanie suggested Town Hall may bring awareness to Panton residents of the status regarding the PEL Study before the next public meeting in spring, perhaps at the Town Meeting. Catharine suggested a 5-bullet point notice listing the Board's concern which Bethanie volunteered to draft from Mary's notes. Mary will talk to the Panton Select Board about writing a joint letter



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before the next census meeting. The letter will be intended for VT State Rep. Diane Lanpher, and Matt Birong, Addison-3, who have a vote towards the PEL Study's final vote. Mary is hoping to be added to the PEL study as a voting member to represent Panton.

5. Adjournment

- a. Bob moved to adjourn the PC meeting. Bethanie seconded. All in favor, the meeting adjourned at 6:42 p.m.

Respectfully submitted,  
Suzanne Snyder  
Assistant Town Clerk