



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, March 09, 2023, Meeting Minutes

In attendance: DRB/PC Chair, Mary Rudd, DRB/PC Member, Annie Hopper, and Gretchen Bailey. Public Hearing Guest, Charles Cushman of Cushman's Auto and Diesel Repair, LLC, legal representative, Jeremy Ouimette from Law offices of Ouimette & Runcie, and neighbor, Greg Barringer.

Via Zoom: DRB/PC Vice Chair Bob Hartenstein, DRB Members Catharine Hays, Bethanie Brady Farrell, Zoning Administrator David Martini, Hearing Guest, Neighbor's Caroline Bitler and Anne Hutchins.

DEVELOPMENT REVIEW BOARD MEETING

1. DRB/PC Chair, Mary Rudd called the meeting to order 6:01 p.m.
2. Approval of the minutes of the February 9, 2023, DRB meeting
 - a. Annie moved to accept the minutes as written, Gretchen seconded. All in favor; the motion passed.
3. Public Comment – No public comment received.
4. Public Hearing - Charles Cushman Home Occupation III Parcel #0720000200
 - a. Mr. Cushman applied for a conditional use to increase operation of a diesel and automotive repair business from his existing property at 165 VT RTE 22A from Home Occupancy II to Occupancy III. The Hearing began at 6:02 p.m. attended by Mr. Cushman, his legal representative, Jeremy Ouimette and neighbors; Greg Barringer, Caroline Bitler, and Anne Hutchins. The Public Hearing was tabled at 6:50 p.m. and scheduled to resume at the next DRB Meeting on April 13, 2023, at 6:00 p.m.
 - b. The DRB will schedule an informal site visit in mid-April. The Board went into a deliberate session at 6:50pm. Gretchen Bailey was recused from the session.
5. Monthly Report from the Zoning Administrator and any updates on permit activity.
 - a. David reported on an exploitive sign not in compliance on Jersey Street.
6. Other Business – No old or new business to report.
7. Adjournment
 - a. Catharine moved to adjourn the meeting. Bob seconded. All in favor, the meeting adjourned at 6:57 p.m.



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PLANNING COMMISSION MEETING

1. DRB/PC Chair, Mary Rudd called the meeting to order 6:57 p.m.
2. Approval of the minutes of the February 9, 2023, PC meeting was tabled until the April meeting.
3. Public comment – No public comment received.
4. New Business – No new business reported.
5. Old Business – Vergennes PEL Study – Vergennespel.com
 - a. Mary Rudd sent out a copy of a letter referencing the Vergennes Corridor PELS Concepts Development and Screening December 21, 2022 in which the Town of Panton states their review and serious concerns regarding the western corridor option as presented to the Policy Committee and consulted with Town Attorney Benjamin Putnam. The includes the concerns and impact of a new roadway route which includes a new bridge over Otter Creek noted as Panton-Ferrisburgh New Roadway (West Routing Option 1), Vergennes New Roadway (West Routing Option 2) and Vergennes-Panton New Roadway (West Routing Option 4). The letter has been signed by Planning Commission Chair, Mary Rudd and Select Board Chair, Howard Hall.
 - b. Gretchen Bailey made the motion and Annie Hopper seconded to approve the letter be sent to AOT Planning Coordinator, Katharine Otto.
 - c. Mary will attend a meeting with the Policy Committee ahead of the Official warned PELS Study meeting scheduled for April 3, 2023, a Zoom virtual meeting open to the public. Howard Hall and Mary Rudd will join the meeting from Town Hall.



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6. Adjournment

- a. Gretchen Bailey moved to adjourn the PC meeting. Annie Hopper seconded. All in favor, the meeting adjourned at 7:00 p.m.

Respectfully submitted,
Suzanne Snyder
Assistant Town Clerk