DRB/Planning Commission Meeting Minutes
April 10, 2025

In Attendance: Mary Rudd, DRB Chair; Bethanie Farrell, DRB member; Gretch Bailey, DRB member; Catherine Hays, DRB member; Annie Potts, DRB member; Danelle Birong, Community Planner at Addison County Regional Planning Commission; Charles Kennett, Kathy Kennett, Joe Gebo, Robert DeGraaf

Via Zoom: David Martini, Zoning Administrator; Sharon Ashcraft

Mary called the meeting to order at 5:57 p.m.

1. Minutes of the February DRB meeting were reviewed. Catherine made a motion to approve the minutes; Gretchen seconded. All approved.
2. Public Comment: Robert DeGraaf approached the DRB to pursue putting two fuel pumps in at his store, BJ's Farm Supply, now that the Town Store is closed. He understood that there was an agreement that only the store could have pumps. Mary said this was a DRB stipulation. The conditional use permit would need to be amended since the store is currently zoned residential/agricultural. They also cannot change the character of the area. It was recommended that Robert return with a plan (including sketch/drawings) that complies with Section 522 of the zoning regulations. It should include a plan for signage, and how traffic would be impacted. Once this is received, we will hold public hearings. Robert departed.

   Joe Gebo approached the board to investigate subdividing 201 Sunset Knoll. The parcel is 18.3 acres, which is owned by his mother. She wants to give him 10 acres. He plans to build a one family residence on the 10 acres. Mary said that because this is 2-acre zoning it is a 'by right' subdivision. He will only need to have the land surveyed and prepare an application. He should work with David Martini on this. This will most likely be approved. Joe departed.
3. Monthly report from Zoning Administrator: David had no activity to report and no other additional comments to make. David departed.
4. Other business – old or new: Charles Kennett asked about the bypass. Mary stated that it is unlikely anything will happen within the next 10 years; the feds must find the funding in order for anything to happen. We should not make any plans that take the bypass into consideration.
   Kathy Kennett asked about the Vergennes/Panton boundary issue and was mostly concerned about whether Panton would absorb the trailer park. Mary said that Panton is working with Vergennes to determine the best location for the boundary. There are sewer implications and other issues to consider.

A motion was made to adjourn by Gretchen and seconded by Bethanie at 6:27 p.m. All approved.

Planning Commission Meeting

Meeting convened at 6:27 p.m.

1. Minutes of the March meeting were considered. Catherine made a motion to approve; Gretchen seconded. All in favor.
2. Danelle Birong provided an update on the municipal planning grant. We should know the results by the end of April.
3. Update to Zoning Regulations and Noise Ordinance. Mary said we had not heard back from the attorney so we should vote on it and can tweak it later as necessary. Bethanie pointed out the need to add 'weekday' before "between 8 p.m. and 7 a.m." in the second paragraph of the proposed new Section 810.
   Kathy Kennett wondered why we needed a noise ordinance in Panton. Mary explained that we had many egregious complaints last summer. We do not have any enforcement provisions in our regulations. Bethanie moved to accept the motion; seconded by Gretchen. All in favor.
4. Act 181 update. Danelle Birong reported on the modernization of Act 250 now underway. Act 181 was passed into law in June 2024 in order to facilitate increased housing production and other development in the state. She provided hand-outs including printouts of the PDF slides presented and a draft Panton map set, including the draft Future Land Use (FLU) map for consideration. She reviewed the three tiers that have been developed. The first tier has two layers, 1A and 1B. Housing proposed in these areas will enable developers to avoid time and expense of the Act 250 process. Tier 2 remains the same as for Act 250. Tier 3 is for ecological areas. Much of the terminology has changed and the plan is to allow for bottom-up development, as opposed to top-down development. The Addison County Regional Planning Commission will be meeting with all municipalities before June 2025. The goal is to create a Future Land Use Planning Area Map that will guide future development.

   Housing targets will be developed for each area. It has been determined that Addison County should add 1200-2000 housing units to start. We can decide to change any of the areas on the draft FLU map, but most of our land is conservation land. Any changes would need full land use review before anything could be finalized.

   Danelle said that the draft regional map is due in June. She is not sure what happens after that. She can be contacted for questions at any time.

5. Public Comment: Annie commented that we need to be realistic about any changes we would like to make to the Panton area. We should be thoughtful about the future.

   Annie made a motion to adjourn and Bethanie seconded at 7:35 p.m.

After the meeting was over Catherine presented a gift to Mary for all her work on the DRB.

Respectfully submitted,

Donna Oliver
Assistant Clerk