Town of Panton Chartered 1761

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Development Review Board/Planning Commission

Meeting minutes
August 14th, 2025

Present: Gretchen Bailey, Dennis Mueller, Abby Matson, Logan Roth-Longe, Kyle Rowe, Robert DeGraaf, Kathy Kennett, Chuck Kennett

DRB meeting.

A. Gretchen called the meeting to order at 6:01 p.m.
B. Gretchen motioned to approve the minutes from the DRB/PC April and June Meetings, Dennis Seconded, All In Favor
C. Public Comment
    a. Robert DeGraaf wanted to propose a change of Conditional Use for his parcel, BJ's Store. He specifically wanted to address updating the signage allowance and the addition of gas pumps. He stated it was difficult to stay in compliance with the signage requirements.
    b. T/C provided some context;
        i. BJ's has conditional uses from when the parcel became a store, those conditions include signage limitations.
        ii. The ZA has recommended that Robert come before the DRB/PC in October with a completed plan to make all the changes to the Conditional Use of his property.
        iii. The C/T provided some context of the possible reclassification of zoning districts to reclassify BJ's parcel/area as a Commercial District at some point in the future.
    c. Dennis clarified that Robert was looking for Conditional Use on gas pumps and signage
        i. Robert provided background on the history, noting that he wasn't allowed to have gas pumps as long as the Panton General Store had them. Since they no longer were in operation, some consideration might be made.
    d. Gretchen noted the DRB will consider it provided the application is complete, and it was noted that Robert would need to make sure his state permits were in order as well.

D. The DRB reviewed the ZA report.
    a. The T/C stated that David wasn't at the meeting and there was only 1 permit issued since the last meeting, a structure/building permit to Eric Carter for a platform for a yurt. His application was in conformance with all regs, and David had issued the permit.
E. Dennis motioned to adjourn the meeting, Abby seconded, All in Favor
F. The DRB was adjourned at 6:07 p.m.

Planning Commission meeting.

A. Dennie made a motion to approve the minutes from April and June, Abby seconded, All in Favor
B. Gretchen asked the T/C to begin discussion on the LCBP Grant
    a. The T/C began describing the LCBP grant and the PC's role.
    b. The T/C wants to apply for a grant to improve Arnold Bay for recreational, cultural, and ecological purposes.
    c. ACRPC approached the T/C with plans that the PC and PC Chair David Raphael had created that proposed significant improvements of Arnold Bay. Because of the nature of the grant, and available funding, the T/C scaled back these plans, keeping some of the ecological improvements, and add in recreational ones.
    d. ACRPC, Lake Champlain Maritime Museaum, and the Rutland RPC/CWSP all signed letters of support for the Town.
    e. The final grant included 2 handicap accessible parking spaces, new parking areas above near the water plant, bioretention areas, another dock section, a removable swim platform, and new historical and cultural signage from LCMM.
    f. The T/C brought this grant to the PC, as it had been generated out of the PC years ago, and it would be great to have the PC sign off on this interpretation
C. Dennis asked if the surrounding landowners will sign off on the additional parking at the top of the hill/up near the water plant
    a. The T/C stated that they would want buy in from the landowners, and would be willing to tailor the parking needs to what works for the landowners.
D. Logan asked if the grant would support the completion of the plans
    a. The T/C responded yes, and that the consultant will help with the permitting. Additionally, the grant will cover the cost of the archeological study that we would need to complete this work.
E. Logan motioned to support the T/C's application to the LCBP for the Arnold Bay improvements, Abby seconded, All in Favor
F. Gretchen welcomed Logan to the DRB/PC with thanks.
G. The T/C updated the PC about the Municipal Planning Grant
    a. There is another round of funding available, and the Town will be working with the ACRPC to submit a grant to update the Town Plan.
H. Dennis motioned to adjourn, Abby seconded, All in Favor
I. The PC adjourned at 6:27 p.m.