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Planning Commission/Development Review Board

Meeting Minutes
March 12, 2026

Committee Members Present: Jamie Dayton, Chair, Logan Roth-Longe, Dennis Mueller, Abby Matson

Citizens present: Kathy Kennett; Chuck Kennett; John Viskup; Sharon Ashcraft; Danelle Birong, Addison County Regional Planning Commission (ACRPC); Jolyon Larson, ACRPC;
On Zoom: None

Development Review Board

1. Jamie called the meeting to order at 6:00 p.m.
2. Dennis motioned to approve the minutes from the January 8th and February 12th meetings, Logan seconded-**VOTE-ALL IN FAVOR**
3. ZA/AO David Martini was not available, but it was noted that the ZA Report from February 2026 saw no actions.
4. There was no public comment.
5. There was no old or new business.
6. The meeting was adjourned at 6:04 p.m.

Planning Commission

1. Jamie called the meeting to order at 6:05 p.m.
2. Dennis motioned to approve the minutes from the January 8th and February 12th meetings, Abby seconded-**VOTE-ALL IN FAVOR**
3. Public Comment occurred throughout the meeting, and is not specifically attributed in these minutes.
4. The PC began to discuss survey updates;
    a. Danelle Birong from ACRPC stated there are 28 responses thus far, and 2 weeks to go. There were about 100 submissions in 2016, so some work left to do.
    b. Discussion was held as to how to increase public input. Postcards will be left at BJs and Diddle and Zen, more FPF posts.
    c. Any volunteers that present themselves via the survey will be sent to Jamie.
    d. Danelle began discussing the workplan
        i. It is a layout of goals, and a timeline for the project.

ii. The Plan has been divided into chapters, and each chapter or section will be delivered to the PC 1 week prior to the meeting for comments and input.
iii. Ideally, that input will be done electronically.

e. Danelle began discussing Implementation;
i. The current Town Plan has a layout of goals that were excerpted from chapters.
ii. Each section was reviewed, and work will be done by the Town Staff, ACRPC, and the PC to generate how we have done in achieving those goals.

f. Danelle added that this is a great time to review Zoning Regulations. The C/T added that the Town ZA is already in process on that, and will have an update to present a meeting later in the year.

5. The PC decided to discuss Item 5 on the agenda, as it fit further the current area of discussion;
   a. Danelle and Jamie discussed a community event, centered around presenting the survey results to the public, and using that discussion as a springboard for more community engagement.
   b. Pizza for Planning-On April 11th, the Planning Commission will hold a special meeting from 12-3 on that Saturday, and have a series of small roundtables and overall discussion on the Town Plan, and potential updates.
   c. Discussion was held on the logistics of that event.
   d. Discussion was also had on the nature of the grant, how it was being tracked and managed.
   e. Danelle added that the training schedule for April 2nd was re-scheduled to a date TBD, as some of the guidance being trained on has changed. A possible date was the first Thursday in May.
6. The PC began discussing the Enhanced Energy Plan;
   a. Jolyon Larson from ACRPC began discussing the current outline, which laid out the EEP within the framework of statutory requirements.
   b. He noted that one particular aspect of the outline, namely the commercial/industrial energy uses, was poor in data, and not specific.
   c. Significant discussion was held on how to improve that data, and how to handle the lack of specific discernment within the context of the current information.
   d. Jolyon suggested proceeding with that group combined for now, knowing that improvements in the data would allow for separation later.
   e. He additionally noted that the LEAP targets and other "deliverables" would be set in ranges to allow for deviations and data paucity.
   f. He stated that this method would be less precise, but more accurate.
   g. There was general agreement that the plan should proceed using this outline.
   h. He then began detailing the specific policy recommendations that the plan could provide to reach those targets. He noted that the New Haven EEP had a great, relatively comprehensive list of potential strategies and policy recommendations. He proposed that the PC and the working group use that information to develop Panton specific recommendations.
   i. There was discussion and general agreement on this as well.
   j. He then began discussing the Preferred and Prime Location maps;

i. He noted the current map, and the new maps, documenting the differences between them, noting that the state methodology of placement has changed, and thus the maps have changed as well. The old development was centered around Slang Road, which is now identified as prime agricultural soils, and the new maps find "prime/preferred" solar and wind siting locations mostly along Jersey Street and Panton Road.
ii. Using these locations, and limiting development to these locations will make approval and control easier. He added that the Town needs to have some level of accommodation, but that identifying the areas using these methodologies would make it much more difficult to place renewables anywhere but those locations. Specificity matters.
iii. It was noted that those maps should have rough acreage calculations in the preferred areas to help the PC and working group make their determinations and recommendations.
iv. Jolyon added that the Town should be selective about where to site their preferred areas.
v. It was noted that grid capacity should also be a factor, and ACRPC will try to generate that data and potentially map it.
vi. It was noted that the PC will have the ability to determine sizing guidelines and will make sure to include that level of specificity in the Town Plan.
vii. It was noted that specificity in the "where to place/where not to place" language will help provide the substantial deference needed to protect against unwanted development.

7. The PC began discussion on the Working Group;
    a. Jamie stated that the goal of the working group will be to develop suggestions for the full PC on the EEP. Members will be made up of community members, PC members, and Jolyon.
    b. Jamie suggested that Logan head up that group, and try to keep the group on target, in order to stay within the timeline of delivering a plan to the PC for consideration.
    c. It was noted that end of summer was not an unreasonable goal.
    d. It was also noted that the working group would self organize, and meet on their schedule, as it wouldn't constitute a quorum of the PC.
    e. It was noted that language concerning data centers should be included in the plan as well.
8. Dennis made a motion to adjourn at 7:53 p.m., Jamie seconded-**VOTE-ALL IN FAVOR**