

2026 Panton Municipal Plan Update

Pizza for Planning in Panton

Saturday, April 11, 2026

Funding for this survey has been made possible through a Municipal Planning Grant provided by the Vermont State Agency of Commerce and Community Development and assistance by the Addison County Regional Planning Commission.

PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

1

AGENDA FOR TODAY'S MEETING

12:00 p.m.	Meet your Neighbors / Pizza and Beverages
12:25 p.m.	Agenda Review
	Introductions
	Why Are We Here?
12:30 p.m.	Municipal Plan Survey Results
1:00 p.m.	Panton's Future!
	Vision Planning – Group Activity
1:30 p.m.	Breakout Groups
	Hot Topics / Listening Session
2:00 p.m.	Breakout Group Reports
2:30 p.m.	Process and Next Steps / Final Questions



PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

2

INTRODUCTIONS

Panton Planning Commission

Jamie Dayton, Chairperson
Gretchen Bailey, Co-Chairperson
Abby Matson
Dennis Mueller
Logan Roth-Longe

Addison County Regional Planning Commission (ACRPC)

Danelle Birong, Community Planner
Jolyon Larson, Energy Planner



PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

3



WHY ARE WE HERE?

- **Every 8 years, municipalities must update their town plan.**
  - New statutory requirements from last edit in 2019
  - What has changed? What has not?
  - Vision for your community?
- **What is the process?**
  - Panton received a Municipal Planning Grant through DHCD, and ACRPC is assisting with the plan update.
  - ACRPC staff members attend monthly planning commission meetings and provide draft updates of the chapters for review.
  - Enhanced Energy Plan – a component of the plan that will also be updated.
  - Once the update is complete, there will be multiple public hearings presenting the updated plan leading to adoption on a town level and county level.
  - The plan often leads to improving/updating bylaws, spending priorities, working together to meet changing community needs.

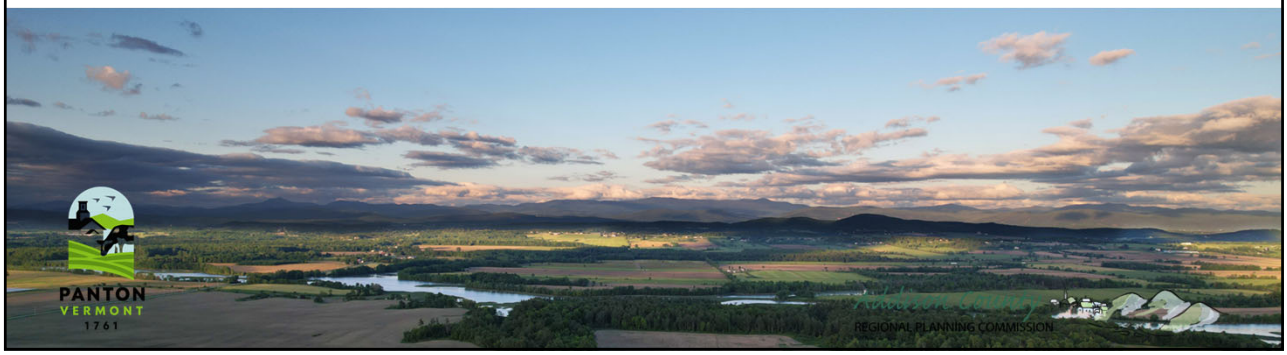
PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

4

2026 Community Survey

THE RESULTS



5

2026 Community Survey Outreach

- Launched on Monday, March 2nd and was "open" until Tuesday, March 24th
- Postcards mailed to every household on Tuesday, March 3rd
- Available electronically and in hard copy
- Multiple Front Porch Forum posts
- Posted on Panton website
- Extra postcards at BJs and Diddle & Zen
- 86 responses
- 3 community members shared information for volunteering with the town and/or municipal plan

PANTON
VERMONT
1761

Addison County
REGIONAL PLANNING COMMISSION

6

2026 Community Survey Results

2026 Survey

- 86 responses
- Estimated 665 population = 12.9% response rate
- Estimated 597 registered voters = 14.4% response rate

2016 Survey

- 92 responses
- Estimated 686 population = 13.4% response rate

Note: Using a small universe (the number of Panton residents) confidence interval of 95%, the margin of error is = +/- 10%.



7

2026 Community Survey Results

Lifestyle

Q1: Why do you live in Panton? (top 5)

- Natural /scenic beauty (77%)
- The rural lifestyle (64%)
- Privacy (38%)
- Proximity to Lake Champlain (35%)
- Mountain views from major roads (31%)

Q2: Which aspects of Panton are most important to your lifestyle? (top 5)

- Natural /scenic beauty (73%)
- The rural lifestyle (64%)
- Privacy (35%)
- Proximity to Lake Champlain (34%)
- Outdoor recreation activities (30%)

PANTON VERMONT 1761

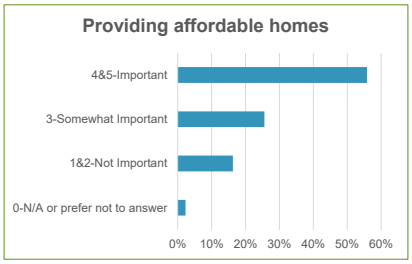
Addison County REGIONAL PLANNING COMMISSION

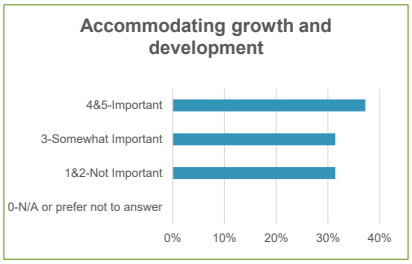
8

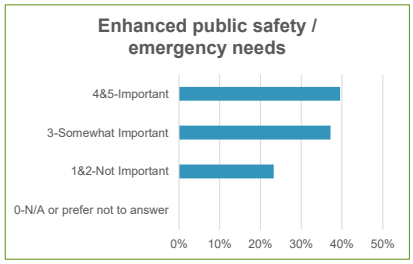
2026 Community Survey Results

Challenges

Q3: How do you rate the importance of challenges facing Panton in 5-10 years?







PANTON VERMONT 1761

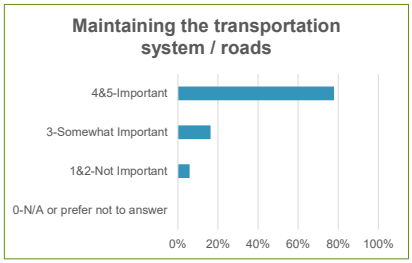
Addison County REGIONAL PLANNING COMMISSION

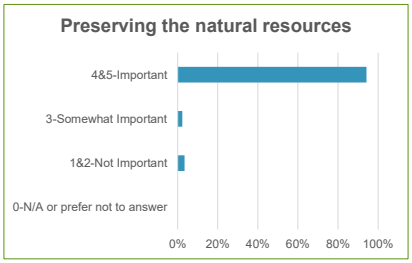
9

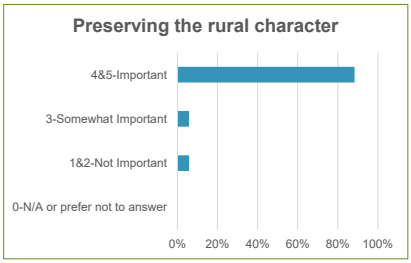
2026 Community Survey Results

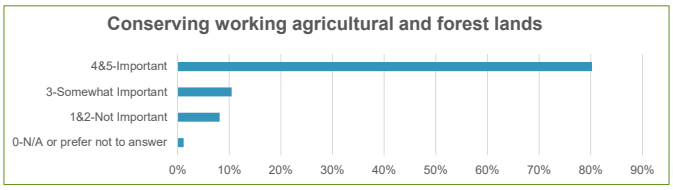
Challenges (continued)

Q3: How do you rate the importance of challenges facing Panton in 5-10 years?









PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

10

2026 Community Survey Results

Important Timely Topics

Q4: Which topics should be addressed by Panton in next 2-3 years? (top 5)

- Increasing recreational opportunities (52%)
- Housing availability and affordability (43%)
- Cycling and automobile safety / multi-mode road sharing (42%)
- Upkeep and maintenance on public buildings and facilities (34%)
- Creation of new shared community outdoor spaces (29%)

PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

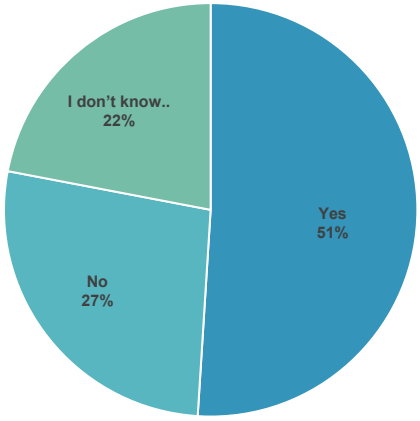
11

2026 Community Survey Results

Vergennes Bypass

Q5: Would you support a "bypass" north and west of 22A?

- Yes (51%)
- No (27%)
- I don't know. Need more info. (22%)



PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

12

2026 Community Survey Results

Vergennes Bypass

Q6: If a "bypass" north and west of 22A was selected, where would you want to see development?

- Yes – both on potential new route and new intersections (34%)
- Yes – only along potential new route (5%)
- Yes – only at potential new intersections (10%)
- I don't know. Need more info. (23%)
- No, I do not support any development (8%)
- No, I do not support bypass, therefore, I do not support development. (20%)

Q7: If Panton was to support development along the route, what would you want to see?

- Mixed use- properties or development that combine two or more uses (52%)
- Residential development (37%)
- Commercial development (16%)
- Industrial development (3%)
- I prefer not to answer (14%)
- Other (14%) – *Nothing/none - Need more info*
  - Don't support bypass - Vergennes would regret the bypass.
  - Retail and grocery store - Depends on what the uses were.
  - Pushing more loud traffic into the town. I love listening to the agricultural equipment and tractor's 18 wheelers are not preservation of the town.
  - A bypass could destroy the commercial success that's developed over the last few decades.

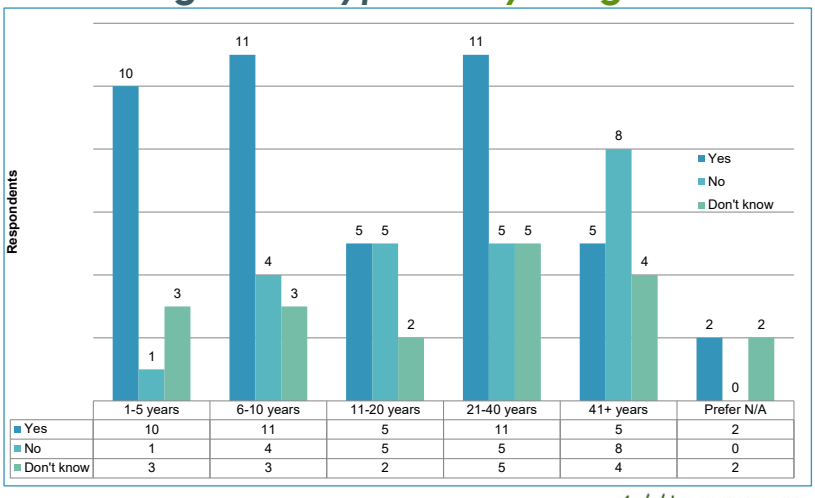
PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

13

2026 Community Survey Results

Support for Vergennes Bypass – By Length of Residence



	1-5 years	6-10 years	11-20 years	21-40 years	41+ years	Prefer N/A
Yes	10	11	5	11	5	2
No	1	4	5	5	8	0
Don't know	3	3	2	5	4	2

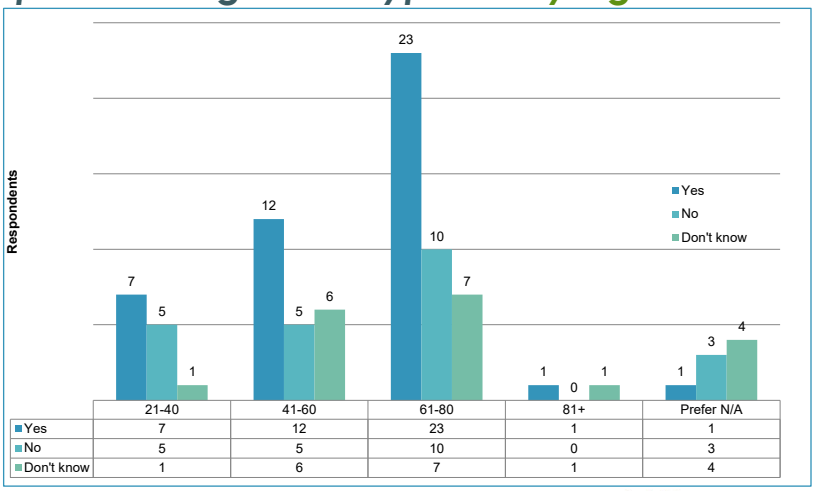
PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

14

2026 Community Survey Results

Support for Vergennes Bypass – By Age Distribution



	21-40	41-60	61-80	81+	Prefer N/A
Yes	7	12	23	1	1
No	5	5	10	0	3
Don't know	1	6	7	1	4

PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

15

2026 Community Survey Results

Emergency Services

Q8: If you have used Emergency Services in the last 3 years, rate the responsiveness:

	Responsive	Somewhat Responsive	Not Responsive	0-N/A or prefer not to answer
Vermont State Police	17	1	6	62
Addison County Sheriff	9	2	4	71
Vergennes Police Department	10	3	4	69
Vergennes Area Rescue Squad	25	0	4	57
Vergennes Fire Departments	22	0	1	63

PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

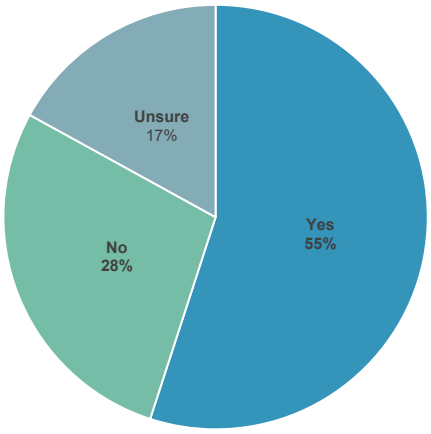
16

2026 Community Survey Results

Housing

Q9: Do you support the development of more housing?

- Yes (55%)
- No (28%)
- Unsure (17%)



PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

17

2026 Community Survey Results

Housing

Q10: What types of housing do you think Panton needs?

- Single Family Homes (51%)
- Cluster /Cottage Style Housing (47%)
- Duplexes (21%)
- 3-4 Unit Structures (15%)



Example of Cluster / Cottage Style Housing

Image Credit: Keller Court Commons. Petaluma Argus Courier, Petaluma, CA. http://www.petaluma360.com/news/2524154-181/pocket-neighborhood-passes-planning-commission

Q11: If housing is developed, where would you like to see it built?

- Along Panton Road, near Panton Verg. border (57%)
- Along 22A (56%)
- In Village Center / 4 Corners Intersection (40%)
- Along Panton Road, beyond border (30%)
- Along Rural Road (14%)
- Along Lake Street (10%)
- Other(s):
  - *Without more job opportunities, this state does not need more housing. People are leaving the state. each and every year.*
  - *Our population is declining!; I wouldn't want any new because they only development is Flatlanders taking everything from us born and raised here.*
  - *Housing development is imperative but our soils discourage such development for on-site sewage solutions. Also the Vergennes Panton Water District should do more to enable development.*
  - *Where there's room without it looking over crowded.*

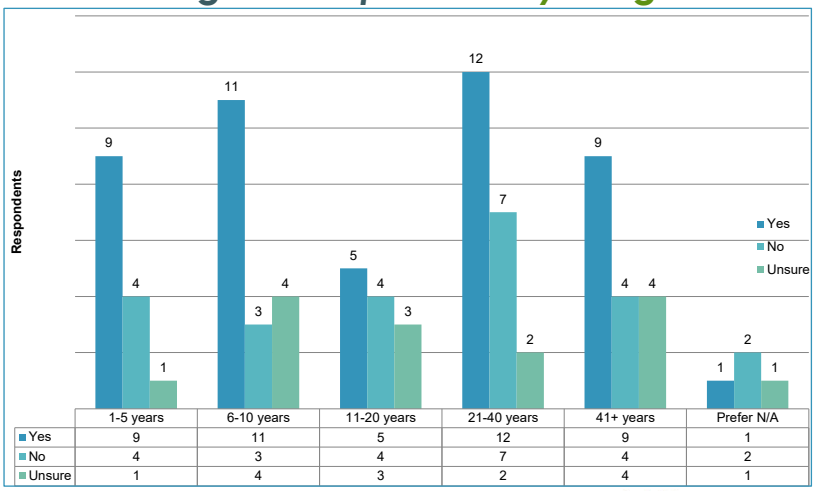
PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

18

2026 Community Survey Results

Support for Housing Development – By Length of Residence



	1-5 years	6-10 years	11-20 years	21-40 years	41+ years	Prefer N/A
Yes	9	11	5	12	9	1
No	4	3	4	7	4	2
Unsure	1	4	3	2	4	1

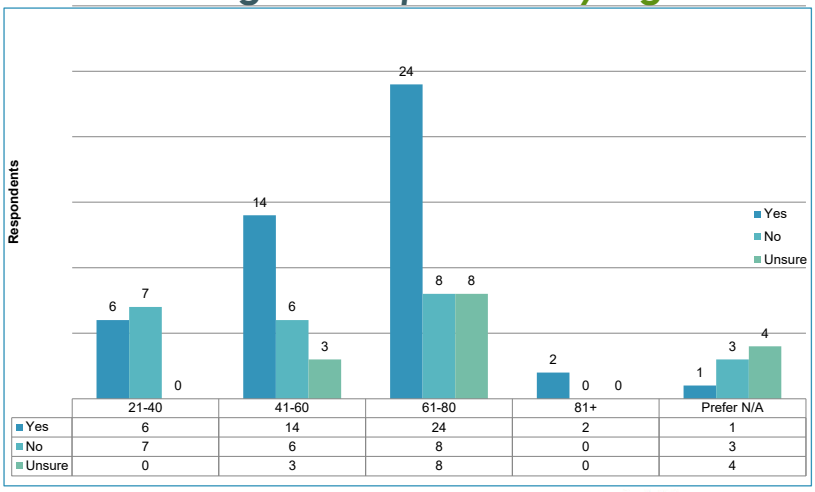
PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

19

2026 Community Survey Results

Support for Housing Development – By Age Distribution



	21-40	41-60	61-80	81+	Prefer N/A
Yes	6	14	24	2	1
No	7	6	8	0	3
Unsure	0	3	8	0	4

PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

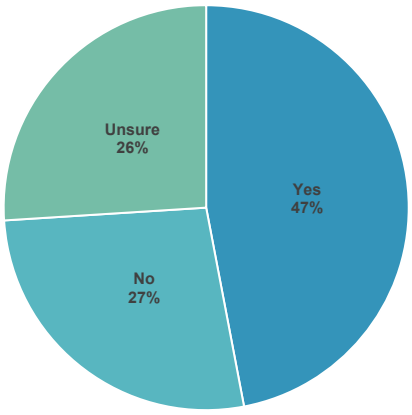
20

2026 Community Survey Results

Short-Term Rentals (STRs)

Q12: Do you support short-term rentals in Panton?

- Yes (47%)
- No (27%)
- Unsure (26%)



PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

21

2026 Community Survey Results

Short-Term Rentals (STRs)

Q13: What are the BENEFITS you associate with STRs?

- Extra income for residents (63%)
- Economic Boost/ Increased tourism (45%)
- Flexibility for visitors / More lodging options (40%)
- Better property maintenance / Owners keep rentals in good condition (37%)
- Community Exposure / Attracts new people who may want to invest/move to Panton (31%)

"Other" comments:

- *It burdens existing resources. Most taking advantage of short-term rentals are vacationing. You can't begrudge them having a good time, however their good times often around the clock seven days a week.*
- *My family can stay close if they visit because there isn't much lodging in the area. I also don't like that it takes away from potential permanent residents though.*
- *It may be the only way we can afford the ever-increasing taxes!!!*
- *With steadily increasing taxes, this is the only way some residents can remain in their homes.*
- *Do not support STRs; None; I see no benefits; I don't see any benefits to short term rentals.*

PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

22

2026 Community Survey Results

Short-Term Rentals (STRs)

Q14: What are the BURDENS you associate with STRs?

- Neighborhood disruption - noise, parking, etc. (58%)
- Housing availability – Reduces long-term rental options (56%)
- Safety and security – Frequent guest turn-over (45%)
- Higher Housing Costs – Increased demand drives up prices (40%)
- Impact on community character (33%)

"Other" comments:

- *I don't perceive the above items as issues that I have encountered in Panton*
- *My family can stay close if they visit because there isn't much lodging in the area. I also don't like that it takes away from potential permanent residents though.*
- *Bring tourism to our area and help residents.*
- *We need a BNB Tax to collect the income.*
- *No burdens.*

PANTON VERMONT 1761

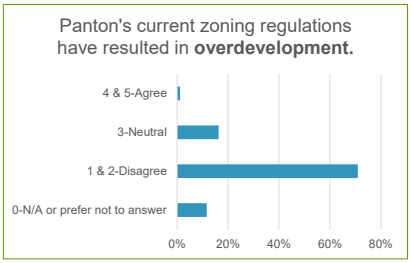
Addison County REGIONAL PLANNING COMMISSION

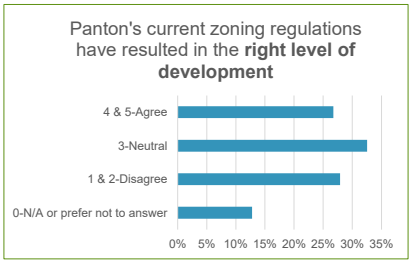
23

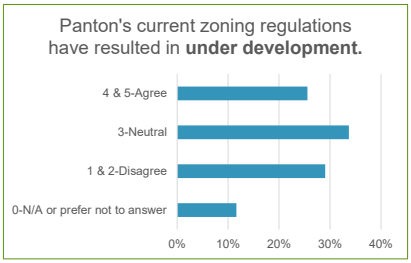
2026 Community Survey Results

Zoning and Land Use

Q15: Please indicate to the extent to which you agree with the following statements:







PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

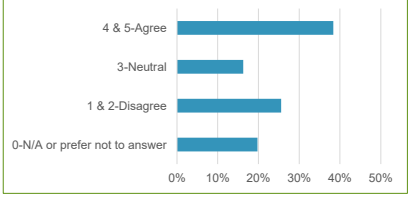
24

2026 Community Survey Results

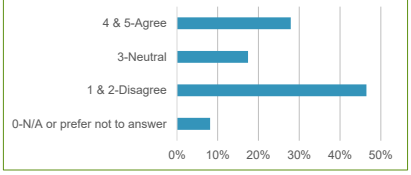
Zoning and Land Use *(continued)*

Q15: Please indicate to the extent to which you agree with the following statements:

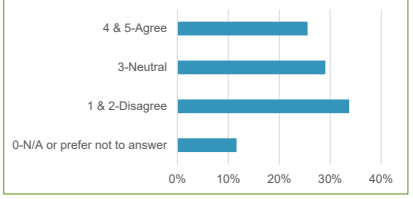
I would like to see my area rezoned **to preserve more open space.**



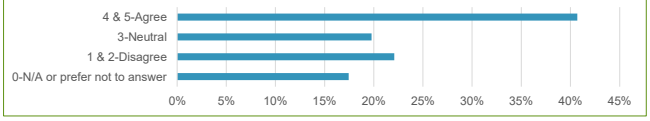
I would like to see my area **rezoned to allow for small lot sizes / closer neighbors**.



I would like to **see fewer zoning restrictions** throughout the town.



I would like the zoning districts and minimum lot sizes **to remain as they are.**



PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

25

2026 Community Survey Results

Zoning and Land Use

Q16: Should Panton adopt provision in the zoning and subdivision regulations to protect the following: (top 5)

- Important wetlands (83%)
- Rivers and streams (80%)
- Wildlife habitat (77%)
- Undeveloped shoreline (71%)
- Forestland (67%)

"Other" Comments:

- *Protect the health of Lake Champlain;*
- *All of the selected within reason (not in a black and white manner);*
- *Extremely important: keep the town free of harmful millimeter wave cell towers and antennas and lake, streams, rivers free of agricultural and industrial toxins*

PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

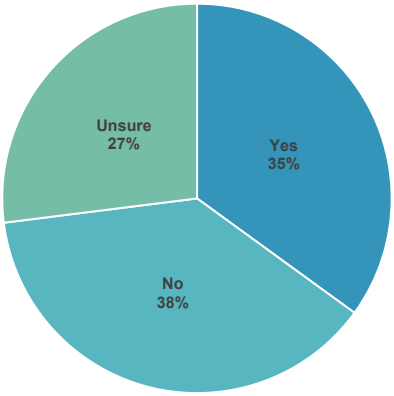
26

2026 Community Survey Results

Zoning and Land Use

Q17: Should Panton provide funds in the town budget (with a town vote) to purchase open space or conservation lands?

- Yes (35%)
- No (38%)
- Unsure (27%)



PANTON VERMONT 1761

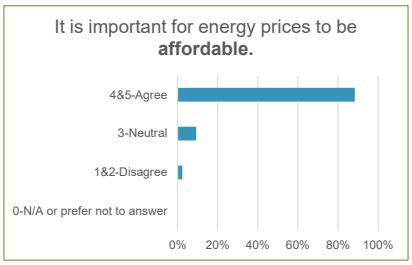
Addison County REGIONAL PLANNING COMMISSION

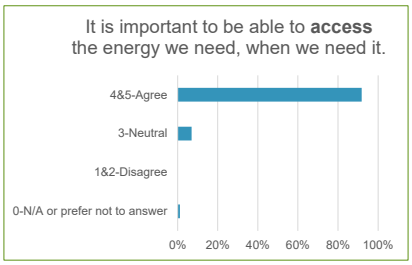
27

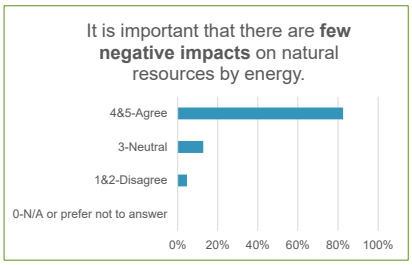
2026 Community Survey Results

Energy

Q18: Please indicate the extent to which you agree with the following Energy statements:







PANTON VERMONT 1761

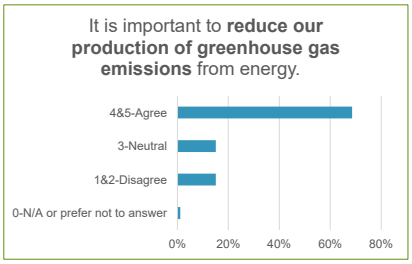
Addison County REGIONAL PLANNING COMMISSION

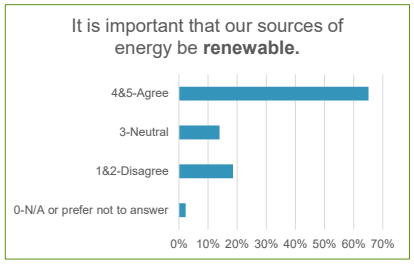
28

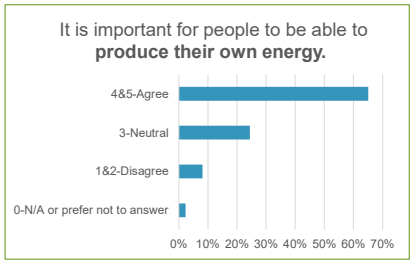
2026 Community Survey Results

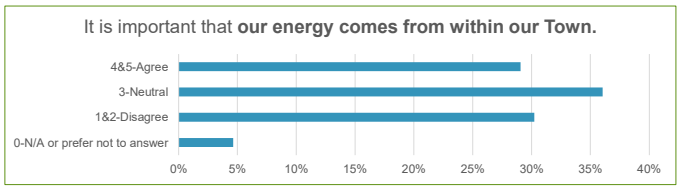
Energy (continued)

Q18: Please indicate the extent to which you agree with the following Energy statements:









PANTON VERMONT 1761

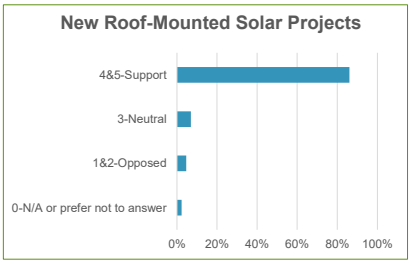
Addison County REGIONAL PLANNING COMMISSION

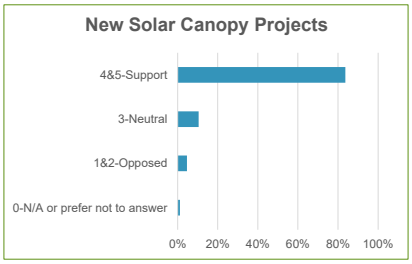
29

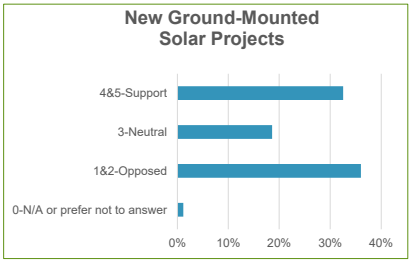
2026 Community Survey Results

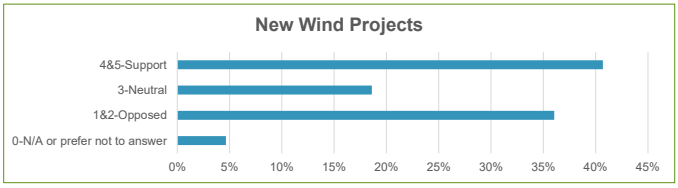
Energy

Q19: Rate your level of support for NEW RESIDENTIAL energy developments (less that 25kw) for the following energy types:









PANTON VERMONT 1761

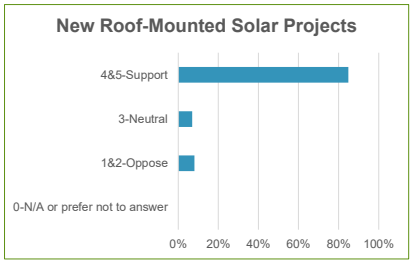
Addison County REGIONAL PLANNING COMMISSION

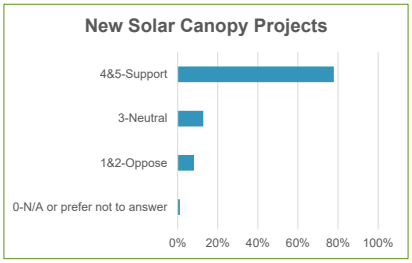
30

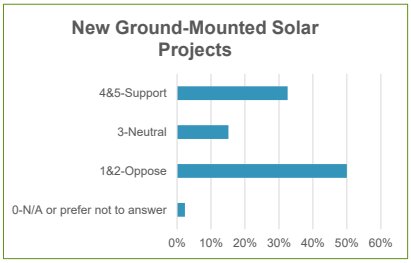
2026 Community Survey Results

Energy

Q20: Rate your level of support for **NEW COMMERCIAL / UTILITY SCALE** energy developments for the following energy types:







PANTON VERMONT 1761

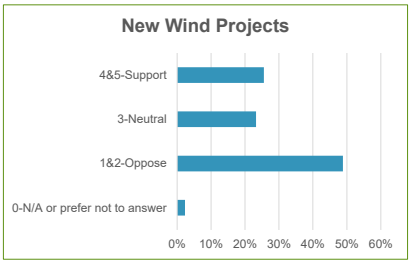
Addison County REGIONAL PLANNING COMMISSION

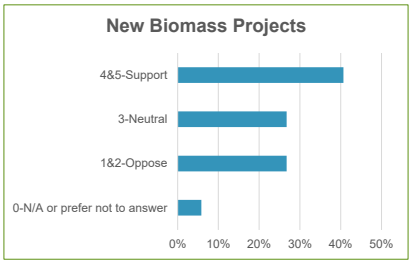
31

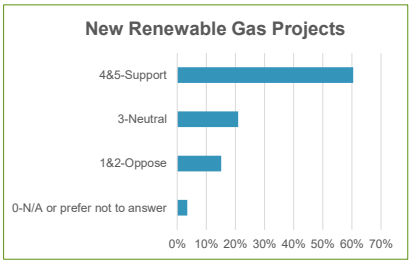
2026 Community Survey Results

Energy

Q20: Rate your level of support for **NEW COMMERCIAL / UTILITY SCALE** energy developments for the following energy types: *(continued)*







PANTON VERMONT 1761

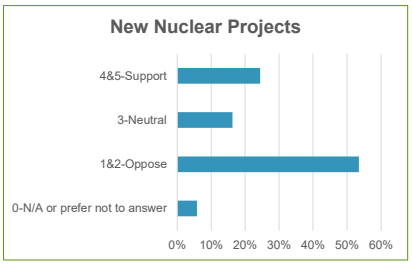
Addison County REGIONAL PLANNING COMMISSION

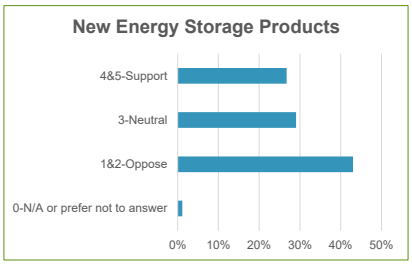
32

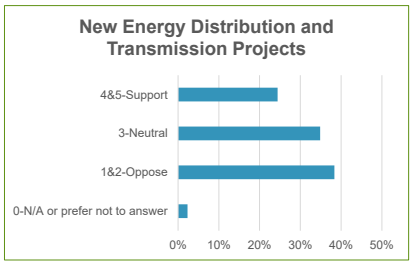
2026 Community Survey Results

Energy

Q20: Rate your level of support for NEW COMMERCIAL / UTILITY SCALE energy developments for the following energy types: *(continued)*







PANTON VERMONT 1761

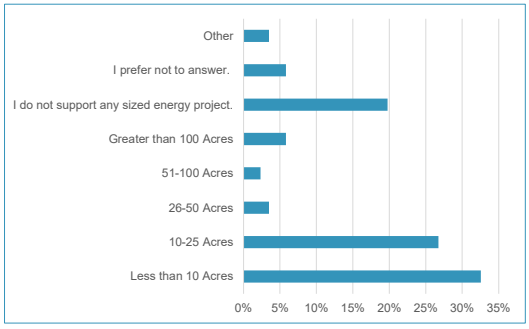
Addison County REGIONAL PLANNING COMMISSION

33

2026 Community Survey Results

Energy

Q21: What is the largest size of a single COMMERCIAL / UTILITY SCALE energy project that you would be willing to support:



"Other" comments:

- No Solar built within 200 yards of a road
- ½ acre
- Type of energy project would determine my approval. The lower the impact on the community the better. Solar opponents dislike the visual impact but solar has a relatively benign impact on the natural environment.

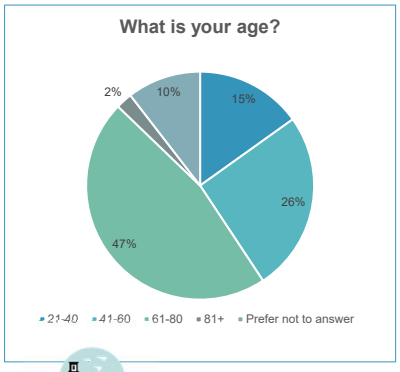
PANTON VERMONT 1761

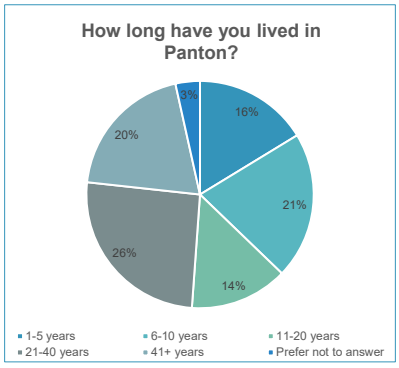
Addison County REGIONAL PLANNING COMMISSION

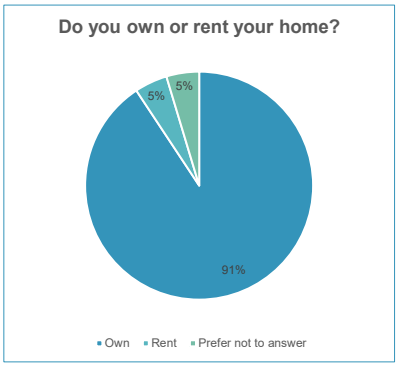
34

2026 Community Survey Results

Demographics







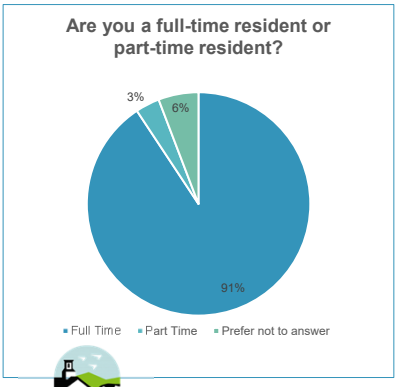
PANTON VERMONT 1761

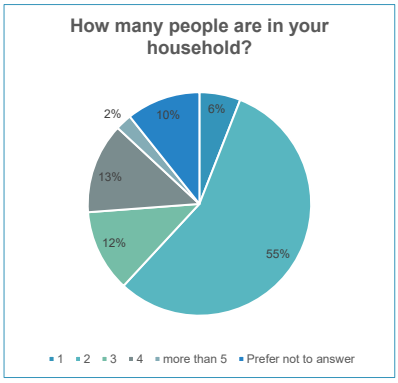
Addison County REGIONAL PLANNING COMMISSION

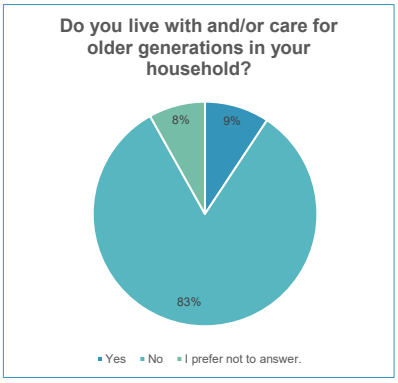
35

2026 Community Survey Results

Demographics







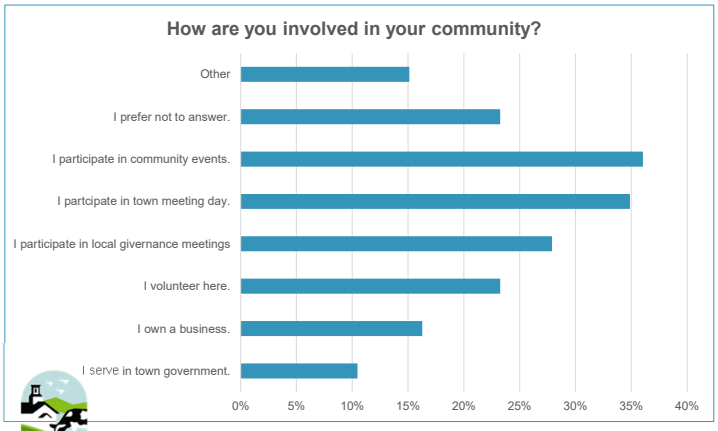
PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

36

2026 Community Survey Results

Community Involvement



"Other" comments:

- Previously held several town govt positions
- I mostly do things in Vergennes with my children at the schools, at the Bixby or on the Green at the Bixby.
- *I have volunteered for the town in the past.*
- *Voting state and federal mostly.*
- *Dairy farm here.*
- *Blood donor.*
- *Served in the town for years in the past*
- *I vote.*
- *I take being a kind, respectful neighbor seriously!*
- *I Pay Property Taxes.*
- *Seasonal owner that LOVES Panton.*

PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

37

2026 Community Survey Results

Q26: What do you like LEAST about living in Panton?

Rank	Theme	Approx. Count	Approx. % of 65 responses	Common words / phrases
1	**Agricultural pollution / runoff / environmental harm**	15	23%	runoff, manure, pesticides, glyphosate, pollution, lake, water quality, toxic, dairy, farm practices
2	**Traffic / speeding / truck traffic / road safety**	9	14%	speeding, trucks, traffic, enforcement, dangerous, 22A, Panton Road, Jersey Street, Pease Road
3	**Lack of amenities / services / recreation / convenience**	10	15%	no store, groceries, gas, public transport, trails, playground, park, shopping, hiking access
4	**Community conflict / gossip / divisiveness / politics**	8	12%	gossip, combative, divide, politics, people's business, unrealistic expectations, hard to engage
5	**Taxes / town spending / regulation / management**	6	9%	taxes, town management, spending, overregulated, zoning restrictions
6	**Development pressure / solar / bypass / rural character loss**	5	8%	solar farms, bypass, development, overdevelopment, rural character, zoning
7	**Property blight / litter / noise / disorder**	4	6%	junk, abandoned vehicles, litter, noise, power tools
8	**Water / emergency / public safety service concern**	2	3%	emergency responsiveness, drinking water reliability
9	**Arnold Bay / beach use conflicts**	2	3%	parking, boat launch, jet skis, motorboats
10	**Other nuisance issues**	4	6%	mosquitoes, road salt, ice and snow, visibility at night

PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

38

2026 Community Survey Results

Q25: What do you like **MOST** about living in Panton?



PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

39

2026 Community Survey Results

QUESTIONS?



PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

40

Panton's Future!

Developing a Shared Community Vision

- Successful plans grow from a shared vision shaped by a **strong public process**.
  - Community Survey
  - Community Planning Event(s)
  - Monthly Public Planning Commission Meetings
- Not everyone will agree, however this process helps communities **find common ground** on priorities.
- The process helps build civic health by encouraging **open, respectful conversations**, especially when opinions differ.

PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

41

Panton's Future!

Brainstorming – Maintain, Evolve, Transform

Maintain

- Specific areas to preserve and limit change
- Identifying areas such as working landscapes, natural features, neighborhoods, etc.

Evolve

- Specific areas of great potential
- Promoting changes that are incremental such as infill development, redevelopment, streetscape improvements, etc.

Transform

- Specific areas appropriate for a complete metamorphosis
- Focusing on underutilized parcels, contaminated sites, new neighborhood, etc.

Focus on specific areas AND
important elements that cannot be mapped.

PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

42

Panton's Future!

Brainstorming – Maintain, Evolve, Transform

Let's see how many **key words** on our lists are included in the vision statement in Panton's **CURRENT plan.**



PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

43

Panton's Vision in the Current Plan

- Panton aims to maintain its **rural, agricultural character** and scenic **"big sky" views.**
- **Renewable energy**, including solar, **should be incorporated carefully** without harming open spaces.
- **Village center improvements** are envisioned, including small businesses and a revitalized town hall.
- **Lakeshore health**, **water quality**, and **sustainable land and farm practices** are priorities.
- The town seeks **more conserved land**, **connected open spaces**, **trails**, and **regional links**.
- **Housing** should remain **diverse** and **affordable** for **all ages**.
- **Small farms**, **local businesses**, and **home occupations** will continue to support the economy.
- The community values **strong civic participation**, **local events**, and **respectful dialogue**.
- Long-term planning will **protect quality of life** and **preserve community values** for future generations.

PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

44

Breakout Groups

HOT TOPICS



45

Breakout Groups

Focusing on 3 Hot Topics, what actions can be taken to address the community's needs?

Energy	Housing	Recreation & Natural Resources
Moderator: Jolyon Larson, ACRPC **Scribe:** Logan Roth-Longe, Planning Commission Member	**Moderator:** Danelle Birong, ACRPC **Scribe:** Dennis Mueller, Planning Commission Member	**Moderator:** Kyle Rowe, Panton Town Clerk **Scribe:** Gretchen Bailey, Planning Commission Co-Chair

PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

46

Next Steps

- Planning Commission will continue to meet monthly.
- ACRPC will draft plan updates for the Planning Commission to review at the monthly meetings.
- There will be multiple hearings at the Planning Commission and Selectboard meetings.
- Chapter subject matters will be included on the agenda each month.
- Chapters will include the following; however, they may be consolidated:

- Vision
- Community Engagement
- History
- Population
- Housing
- Economy
- Education
- Community Facilities and Services
- Transportation
- Recreation
- Historic, Cultural, and Scenic Resources
- Natural Resources and Environment
- Water Resources
- Current and Future Land Use
- Implementation
- Connections and Connectivity

Appendices:

- Maps
- Survey Results
- Enhanced Energy Plan

New Statutory Sections to be Added:

- River Corridors
- Forest Blocks
- Flood Resiliency

PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

47

PANTON VERMONT 1761

Addison County REGIONAL PLANNING COMMISSION

Questions?

Contact:

- Danelle Birong, dbirong@acrpc.org
- Jolyon Larson, jlarson@acrpc.org
- Kyle Rowe, Clerk-Treasurer@pantonvt.us
- Jamie Dayton, DRB-PC_Chair@pantonvt.us
- Panton Planning Commission meets every 2nd Thursday @ 6pm throughout 2026.

Special thanks to Ed Dooley for sharing his photos of Panton.



48