Town of Panton Chartered 1761

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PLANNING COMMISSION
MINUTES
September 24, 2026
Draft

DRB members present: Jamie Dayton, DRB Chair; Gretchen Bailey, Co-Chair; Dennis Mueller, Logan Roth-Longe, DRB member
PC members present: Kathy Kennett, Sharon Ashcraft
Others present: Danelle Birong, ACRPC
Administrator present: Suzanne Snyder, Temporary Asst. Town Clerk/Treasurer

Planning Commission

1. Jamie called the meeting to order at 6:02 p.m.
2. Logan made a motion to accept only the minutes of the Planning Commission Minutes from the September 10, 2026, meeting. The DRB minutes are to be approved at the next meeting of the DRB; Gretchen seconded. **ALL IN FAVOR**. Dennis Mueller abstained since he was not present at the September 10th meeting.
3. Danelle Birong of the ACRPC presented revisions to the Panton Town Plan, beginning with the History section discussed at the June PC meeting. The PC approved the revisions which included items such as changing Captain to Admiral for Alfred Thayer Mahan in the Revolutionary War paragraph, noting Panton Road originally named Sand Road, the original east/west connector through the town which transitioned as a trail when the third bridge was 'purchased' by the State. The PC Board agreed to add the addition of the Other Prominent Historical Figures page provided by Sharon Ashcraft, as well as adding the publications page listing.
4. Danelle Birong then presented the revisions to the Recreation section which was revised June 2026 with a second draft in July. Revisions included wording regarding Arnold Bay revised as having a one boat, public launch, and serves as the local town beach. Kathy verified the lister card confirms the acreage of Arnold Bay to be 1.45 acres.

There was discussion on the 2026 survey results which found cycling and automobile safety, multi-road sharing and increasing recreational opportunities noted as the top three items on the towns residents' wish list. Regarding activities at Town Hall, Kathy clarified the Town of Panton does not organize the events at its second-floor auditorium. The Town allows residents to reserve the space for activities for yoga classes, birthday parties, etc. Sharon added camping to be included to the State Facilities' activities. Danelle will ask Kyle for more information regarding the Lake Champlain Basin Program. Jamie reported that Mary Rudd is not aware of any changes to the Panton trails section regarding Middlebury Area Land Trust. Sharon stated South Road Trail as the original east-west connector road should be included in the recreation section as well. The PC Board noted their goal is to place bicycle route signs on Hopkins Road, East Road, and Jersey Street. Sharon will verify the statement regarding the Vermont ATV Sportsman's Association trail routes through Panton. The route is approved for VASA snowmobile use. During this discussion, Dennis corrected Ferrisburgh as not being accessible from Stovepipe City Road and wording needs revised. The PC discussed clarifying the small park on Jersey Street to be revised as privately owned by the Vorsteveld family and is not public land. Under Goals and Objectives, Sharon questioned whether a second portable toilet is necessary for bicyclists. The PC discussed the Turkey Lane deeded 50-foot-wide right-of-way as an area for improving public access for swimmers and the like. Currently there is no parking.

5. Danielle handed out the following Future Land Use Areas (FLUAs) maps: The Proposed Panton ACRPC Future Land Use Map which will update once regional map is approved by the state, with note that the pink area of Four corners is misleading. This area is 6.5 acre. This map was developed with ACRLC as part of Act 181. Also handed out were the FLU maps adopted in 2018, the current FLU in the plan and the current zoning map. Sharon noted the maps did not include wetland areas. There was discussion on not changing zoning districts at this time however several planning initiatives would be considered in the future to guide Future Land Use in specific physiographic regions of the town. Danelle reassured the current approved zoning still over rules and any future changes would have to go through the appropriate process. Per the four school districts in all, Sharon verified there were four schools, however the school was located at the junction of Jersey Street and Spaulding Street (not Allen Road). The PC confirmed BJs farm store has always been a farm coop. Jamie said the future land use between BJs and Vergennes is something to talk about in the future as a mix use. In the current land use section Sharon noted that the Town of Panton does not own the water pumping station. They confirmed the two air strips located at Lake Street and Staten. The Board agreed that the section describing the 10-acre lot due to clay silt not being suitable for septic fields should be in past tense.

6. Due to the approaching 8:00 pm hour, Jamie suggested tabling the Land use section till the next PC meeting. Logan made a motion to adjourn the meeting at 7:59 p.m., Gretchen seconded. **ALL IN FAVOR**.

Respectfully submitted,
Suzanne Snyder
Temp. Asst. Town Clerk/Treasurer