Town of Panton Chartered 1761

3176 Jersey Street • Panton, VT 05491-9331
Ph: 802.475.2333

www.pantonvt.us

Development Review Board/Planning Commission Minutes
May 14, 2026

Present: Jamie Dayton, DRB/PC Chair; Gretchen Bailey, DRB/PC Vice Chair; DRB/PC members Dennis Mueller and Logan Roth-Longe, Danelle Birong, ACRPC Representative; Logan Blacklock; Arvin Sandy; Jennifer Grahanm; Brian Blacklock; Kathy Kennett; Charles Kennett; Reece Jaring; Peter Jackman; Bob Brigan; Chris ?; Shron Ashcraft; David Martini, Panton Zoning Administrator; Kyle Rowe, Panton Clerk/Treasurer; Donna Oliver, Asst. Clerk, Note Taker
Via Zoom: Brenda Blacklock

1. Jamie began the meeting at 6:00 p.m. for the Panton Municipal Planning Consultation with Addison County Regional Planning Commission public hearing, and read the hearing announcement;
    a. *The Addison County Regional Planning Commission (ACRPC) will meet on May 14, 2026 at 6:00 p.m., for a public hearing with the Town of Panton's Planning Commission. The meeting will take place in person, with a hybrid option, at the Panton Town Hall, 2nd floor, 3176 Jersey Street, Panton, VT 05491. Virtual log-in directions below. As per 24 V.S.A. 4350, ACRPC will consult with Panton in regards to the municipality's planning efforts, ascertain Panton's planning needs, identify needed assistance from ACRPC, and confirm that the municipality:*
    (1) is engaged in a continuing planning process that, within a reasonable time, will result in a plan that is consistent with the goals contained in section 4302 of this title;
    (2) is engaged in a process to implement its municipal plan, consistent with the program for implementation required under section 4382 of this title; and
    (3) is maintaining its efforts to provide local funds for municipal and regional planning purposes.
2. Danelle reviewed a checklist of items to discuss. This is the responsibility of ACRPC and required by the state, to ensure the town has their plan done in about two years, and to learn whether they need any other assistance. She noted that Jamie and Gretchen went to training that was just offered. When asked, the Town said would like to have training on zoning if available. In addition, Danelle noted that the Town needs to make an effort to implement the action items they put in place. Furthermore, we need to work on the non-regulatory issues in the plan, for example: working with clean water service provider at Arnold Bay and improving traffic safety. ACRPC will also help us find grants. Jamie noted that both he and Logan are commissioners at ACRPC and can stay in touch to alert the commission if further help is needed.
3. Gretchen made a motion to adjourn at 6:10 p.m. Seconded by Dennis. **Vote: All in favor.**

Development Review Board Meeting

1. Jamie called the meeting to order at 6:11 p.m.
2. Dennis made a motion to accept minutes of the March 12 and April 9 meeting minutes. Seconded by Logan. Vote: All in favor.
3. Public Comment;
    a. Sharon Ashcraft commented that no one from the public attended the Special PC meeting held on May 12. Although the meeting had been appropriately warned and added to the Town website, it had not been listed in the Alert portion of the site, so no one noticed.
    b. Sharon also raised concerns that any discussion about holding this meeting had been discussed over email. She made a public record request earlier in the day for all of the email correspondence regarding the meeting, and found that most correspondence was held over personal emails. This is frowned upon by VLCT as any email is considered public record and may be searchable. VLCT recommends use of town-provided email accounts, or all emails discussing town business be transferred to a central repository. Kyle stated that this was discussed at the Selectboard meeting on Wednesday.
    c. When questioned, most DRB/PC members acknowledged they were aware of this. Gretchen stated that she was having trouble with the town-provided email that day so had to use her personal email.
    d. Kathy Kennett commented that there is nothing mentioned in the Selectboard meeting minutes about the appointing an assistant zoning administrator. If there was discussion, it must have been in executive session.
    e. Sharon asked why we are adding an assistant zoning administrator when nothing has been posted publicly.
    f. Kathy wondered who called for the special meeting. Jamie said he did.
4. Zoning Administrator David Martini attended and
    a. Reported that there were no permits issued in April.
    b. He reported he had a request from BJs. They have someone who wants to operate a deli in the store. He provided the DRB with the Conditions from the Conditional Use Decision issues by the DRB in 5/21/14. It was generally agreed that there is no prohibition in the conditions that would prevent a deli at BJs.
    c. David also said he had received a written complaint about the number of cars and trucks using Fisher Lane every day. Most of the traffic is due to the business being conducted at the end of Fisher Lane by Dead Creek Plumbing. He explained that Brian Blacklock had been given a conditional use permit for a home business working on radiators on July 7, 2012. David read the approval. This allowed for 20 trip ends (round trips), one dumpster and required the business to maintain the road. In 2023, the DRB received a request for a building permit to extend the garage for more storage. It was stated during that meeting that this would not increase traffic. The ZA approved the request; however, the request was made by Brian Blacklock, on behalf of Dead Creek Plumbing. The principal agent of Dead Creek does not live at 145 Fisher Lane. There are also two dumpsters at this time.

d. After receiving the complaint, David visited the business on May 4 and May 5 and met with Brian. A discussion of the increased traffic and its causes was held. The current conditions granted to the Blacklock do not cover the additional traffic or business at this location.
e. At that time, Brian was told he would need to work this out with his neighbors. He said he would contact them.
f. The ZA stated that the issue is that they are running a sizeable commercial business in an area zoned R-10. David asked the DRB for guidance.
g. Logan, who was in attendance, said his father is associated with Dead Creek financially. He said he recognizes his business has grown and has increased traffic. He has had between 8-18 employees over the past 10 years. He understands they are out of compliance and is willing to make additional changes to appease his neighbors. They do not intend to be malicious and not trying to upset his neighbors. They work normal hours during the week, and no weekends.
h. Some of his neighbors were in attendance to support them. One person said the traffic bothered him at first but now is used to it. He said the Blacklock's are wonderful neighbors.
i. Dennis congratulated Logan on the great job building his business, but noted that this area is not zoned for this size business. Zoning is the issue. David is required to enforce zoning regulations. The only solution is to relocate the business.
j. In enforcing the zoning regulations David would issue a notice of violation, but there would be a longer timeline to come into compliance.
k. Kathy Kennett asked if the DRB chair had a say as a neighbor. She also noted that the Town made a mistake in 2023 when it approved the building permit for Dead Creek Plumbing.
l. Jamie said the board would take this issue under advisement and will let David know what they recommend.

5. There was no other business to discuss. Gretchen made a motion to adjourn at 6:48 p.m., Dennis seconded. **Vote: All in favor.**

<u>Planning Commission Meeting</u>

1. Jamie called the meeting to order at 6:49 p.m.
2. A concern had been raised that no public comments had been included in the March 12 draft minutes. Kyle explained that the meeting was more of a discussion between the public and the commission, and that public comment had occurred throughout, so while many of the comments were present, specific attribution was not.
    a. Dennis made a motion to accept the March 12 minutes; Logan seconded. **Vote: all in favor**
    b. Dennis made a motion to approve the April 9 minutes; Logan seconded. **Vote: all in favor.**
    c. Gretchen made a motion to accept the minutes of the Special meeting on April 11. Kyle noted that Robert's Rules had been suspended at that meeting. Dennis seconded. **Vote: all in favor.**
    d. Gretchen made a motion to accept the minutes of the Special meeting held on May 12. **Vote: all in favor.**
3. Logan reported that he has reached out to several folks and no one was willing to serve on the Energy Plan working group, so there is no working group. Both Kathy Kennett and Sharon Ashcraft reported they are willing to serve but were not approached. Logan will contact them.
4. Danelle began the discussion of the Town Plan sections that have been edited. She reviewed the Goals, Objectives and Strategies definitions for addressing the needs of each section.

a. Edits have been made on the introduction, vision and transportation sections. Danelle had sent the edits for distribution ahead of time and they were distributed.
b. The introduction was reviewed and discussed. Jamie was concerned that the section read like a template. Danelle stated that this wasn't a template, but David Raphael may have used one. The Planning Commission would like to include something about maintaining the natural beauty and agricultural land in Panton. They wanted to expand beyond some of the examples provided.
c. The section on vision was discussed. Danelle noted that an activity on this section was done at the pizza party. The current vision is about two pages and is too long. This needs to be 2-3 sentences. Logan also commented that it needs to move from a passive voice to an active one. Gretchen likes the sentence at the end. Logan was concerned about the vagueness of the statement, noting it left more room for interpretation. Danelle suggested that specificity can be included in the individual sections. After some discussion the PC agreed to use the last sentence, which reads: "Ultimately, the Town of Panton will manage our land planning, conservation, and development so as to ensure that our quality of life and values we collectively cherish are carried forth for future generations."
d. Danelle commented that the town's road foreman has reviewed the Transportation section and provided his feedback. We need to rethink our goals, objects and actions. Kathy Kennett also commented that we need to acknowledge the change made to West Road. Kyle said that all of the numbers in this section are being reviewed and updated. Kyle also said that he represents Panton on the Transportation Advisory Committee. He has contacted Tri-Valley Transit (TVT) and learned that there have been 538 Dial-a-Rides in Panton over the past 4 years. Kyle commented that we give $691 per year for the past 12 years. They link to Burlington, Medicaid and non-emergency rides. They will drive you to a job for two weeks. Jamie wondered what our need is. We should address this in our plan, but we need data. We need to find out how someone who has no transportation could get to Vergennes to catch the bus to Burlington.
e. Panton Road has been identified as major connector, according to Federal Highway classification.
f. The Clerk's Office and the Highway Department are working on updating mapping of certain town roads listed in the transportation section to better document hydrologically connected segments. We are generally way ahead, but the mapping needs updating. We hope to have that updated before the end of the calendar year.
g. There was some discussion on whether or not to include the section on 22A. Danelle said the project is on the list with VTrans, but it's not on the short list. We need more information in order to update this section, and the townwide survey seemed to indicate ambivalence on the part of the residents on support or disapproval.

5. There was some discussion on the significant cost of that bypass.
6. The PC discussed the various goals, objectives, and actions of the plan sections, with the PC reviewing. It was noted that the language should be realistic and "do-able" by the Town, as there were several sections that required significant data gathering.
7. Bike transportation was also discussed, and what would be required to accomplish those goals.
8. The Panton Town ROWs were discussed, with how they could be used to accomplish some of these goals.

9. Sharon asked whether the painting on the last Town Plan had been discussed. She contacted the painter, who no longer lives in Panton. She was not aware that her painting was used. Sharon thought that it would be a good will gesture to continue using her work somewhere in the plan. Jamie said the PC had not discussed this yet. Sharon also asked about continuing to use the landscape layout of the document. Jamie said this has also not been discussed.
10. Sharon also wondered if we should include 'data centers' in the plan. This is an issue that is being discussed in the legislature.
11. Logan made a motion to adjourn the meeting at 8:08 p.m. Gretchen seconded. **Vote: All in favor.**