Town of Panton Chartered 1761

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Development Review Board/Planning Commission Minutes
June 11th, 2026

Present: Jamie Dayton, DRB/PC Chair; Gretchen Bailey, DRB/PC Vice Chair; DRB/PC member Logan Roth-Longe, Danelle Birong, ACRPC Representative; Logan Blacklock; Arvin Sandy; Brian Blacklock; Kathy Kennett; Charles Kennett;; Shron Ashcraft; Denise Strona; David Martini, Panton Zoning Administrator; Kyle Rowe, Panton Clerk/Treasurer;

Via Zoom: Brenda Blacklock

1. Jamie called the DRB meeting to order at 6:04 p.m.
2. Logan made a motion to approve the minutes from the May 2026 Meeting, Gretchen seconded- **VOTE-ALL IN FAVOR**
3. Public Comment;
    a. A typo was noted in the agenda posted on the Town website. This DRB/PC meeting was a regular meeting, not a special meeting.
4. The DRB asked David to present his update on the Blacklock NOV;
    a. David stated that he had a productive meeting with representatives of Dead Creek Plumbing and Heating, and laid out his plan. They were agreeable to the solution.
    b. The ZA would issue a Notice of Violation, and provide till December 31st to cure it. If the violation was cured, meaning that the business no longer operated at 45 Fisher Lane by that date, no fines would be applied, and the violation would be considered cured.
    c. Representatives of Dead Creek were present, and added that while they weren't pleased, they were agreeable, and appreciated the Town working with them on the solution.
    d. The DRB noted that this was a reasonable outcome all things considered, and most likely the best solution to a difficult situation.
    e. The ZA added that he had nothing new to add to his report for May.
5. The C/T began explanation of an issue with the zoning regulation amendment from August 2025;
    a. This was brought to light by a records request. While the hearings by both the PC and the SB were warned and held properly, statute dictates that notice be provided to adjoining municipalities and Planning Commissions, as well as Regional Planning, and the State Department of Housing. Additionally, a report needs to be prepared detailing changes made to zoning regulations.
    b. The C/T took full responsibility for the mistake, and noted that this most likely nullifies the amendment. The Town can still enforce zoning regulations, but those additional enforcement powers for the ZA/AO are no longer valid.
    c. The proposed solution will be a new hearing, properly warned, with the proper documentation, and can happen at the same time as some of the other proposed changes to

the zoning regulations that the ZA/AO and the C/T have been working on. This will be provided at the next regular meeting of the PC, in July.

d. The DRB stated this was an acceptable solution.

6. Logan made a motion to adjourn the DRB, Gretchen seconded-**VOTE-ALL IN FAVOR**

1. Jamie called the Planning Commission to order at 6:16 p.m.
2. Logan made a motion to approve the minutes from the May Meeting, and the Special Meeting, also held in May, Gretchen seconded-**VOTE-ALL IN FAVOR**
3. Danelle Birong from ACRPC was recognized, and the PC began discussing the Town Plan;
    a. The PC reviewed the previously edited sections; Introduction, Vision, and the Transportation sections. It was noted that the transportation section is still waiting on updated statistics and information, which will be provided during the rest of the year.
    b. Goal 4, dealing with the protection of scenic roads in Panton, was discussed, with the discussion centered around the use of the phrase "right of way". After some deliberation, it was determined to leave it as is for the time being.
    c. There was some additional discussion on terminology surrounding 22A, but deference was given to the way the state identifies the route.
4. Discussion continued on the History Section
    a. Updates to the source materials were discussed
    b. The C/T will provide the archeological study recently conducted by the Lake Champlain Maritime Museum to Danelle for possible inclusion or reference.
    c. It was noted that some of the historical images are fuzzy, and Danelle and the C/T will work on finding more clear photos and maps.
    d. Sharon Ashcraft noted that a lot of history was missing;
        i. Danelle noted that this was a survey of the history, and that the PC could include a bibliography or source list for further reading.
    e. It was noted that the language surrounding South Road Trail needs to be clarified, as the road was never in "disuse"
5. Discussion continued on the Recreation Section;
    a. It was noted that this section had lots of areas for discussion.
    b. Jamie mentioned that bike routes and bike language generally was an important area of concern for the survey respondents, and discussion ensued on bike lanes and other options for expanding bike access.
    c. Danelle noted that the formation of a recreation committee might be an important and helpful step to continuing discussion in these areas.
    d. It was noted that ideally there will be an event at Arnold Bay in the fall to commemorate the 250th anniversary of the Battle of Valcour Island, and the subsequent retreat by Arnold, as well as the improvements to Arnold Bay that the Town undertook this year.
    e. Discussion was held about refuse and trash, and to include language detailing a continued commitment to dealing with dumping and litter.
    f. It was decided to include limited mention of Turkey Lane, as a possible future area the Town may pursue for lake access, and grant funded improvements.
    g. Language in the "Trails" section was updated, with changes that have happened over the last 8 years.
    h. Public facilities at town owned or utilized spaces was discussed.
    i. Discussion was held on the updating of goals, objectives, and strategies.
6. The PC discussed next steps;
    a. Data needs and some discrepancies in other sections were noted, and being worked on.

   b. It was decided to move land use discussion in July, to correspond with discussion of updating the Town Zoning Regulations.
7. Logan provided an update on the Energy Working Group;
   a. Working group participants have been identified, and meetings are scheduled for June and July, with the goal of a draft for discussion in August.
8. Public Comment;
   a. Denise Strona asked for zoning regulations to be loosened to allow for the subdivision of land along town roads, RA-10 zoning districts aren't meeting the needs of the residents in those areas. Districts should be changed to allow for more subdivision along Town highways.
9. There was no other business
10. Gretchen made a motion to adjourn at 8:00 p.m., Logan seconded-**VOTE-ALL IN FAVOR**