Town of Panton Chartered 1761

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Panton Planning Commission minutes (amended)
July 23, 2026

Present: Kathy Kennett, Chuck Kennett, Sharon Ashcraft, Denise Strona
PC members: Gretchen Bailey, DRB/PC Co-Chair; Dennis Mueller; Logan Roth-Longe
Administrators: Kyle Rowe, Town Clerk/Treasurer; Donna Oliver, Asst. Town Clerk/Treasurer, scribe

1. Gretchen called the meeting to order at 6:09 p.m.
2. There were no amendments to the agenda.
3. There were no comments from the public.
4. The commission reviewed the draft changes of the Zoning Regulations.
    a. Kyle had carefully reviewed them with David Martini, Zoning Administrator. The document was then thoroughly reviewed by the town's attorney. It had been determined that a full review of the regulations had not been completed since 2002. Our attorney updated many of the references to State Statutes and clarified language in many sections.
    b. There are non-controversial changes, but also substantial changes to align with the town plan and to prevent legal challenges. Kyle then reviewed the changes that have been recommended.
    c. Updates are recommended in both the Enactment and Intent sections but are similar to current zoning regs.
    d. The definitions section saw significant changes. Kyle reviewed them individually, explaining why the changes are recommended. Some questions were raised on various items that the PC will need to discuss. Several definitions were removed when the term was not used elsewhere in the document.
        i. Accessory dwelling: currently must be no more than 30% of size of main dwelling. Should this be increased to encourage development?
        ii. Building: noted a circular reference that makes the definition confusing. Need for more discussion.
        iii. Short-Term Rental (STR): references to Bed and Breakfast and dwelling unit were changed to STR Needs to be clearly defined.
        iv. Degree of non-conformity: added by Kyle and David, should be expanded in the document
        v. Development envelope: added by Kyle and David, should be expanded in the document
        vi. Project: document should be reviewed and compared for use of this definition

vii. Interested persons: should be considered by the PC
viii. Play structure: should this be expanded to include other possibilities?
ix. Structure: significant changes recommended, adding specifics. Logan questioned whether 'underground' should be included, for example, septic, water structure. Kathy noted that 'billboard' should be removed from the definition since they are banned in Vermont
x. Article II. Added Mixed Use District. We also need to update the map.
xi. Article III. Many changes were recommended in the exemptions section to comply with State Statutes.
xii. Section 315. Entrance upon premises. Questions were raised by public. We need to check language to be clear about notification.
xiii. Section 327. Septic systems. Entire section must be reworded.
xiv. Section 520. Public Utility Structures : May be deleted but should be considered nonetheless.
xv. Section 527. Energy Generation and Storage Systems. Attorney made significant changes.

e. Sharon raised questions related to the Town Plan and wind turbines. We don't allow these, but this section has lots of detail. Kyle explained that we cannot explicitly prohibit them. The Town Plan has no teeth. Therefore we need the most enforceable language possible. Kathy also raised questions about decommissioning. It was pointed out that Section 5.900 will be added from the State Statute to cover this. Sharon and Kathy also urged the PC to add 'data centers'.
    i. Section 528. PUD. We need to add clarification language. '
    ii. Article X. Mixed Use District has been added and should be carefully considered by the PC. The commission should also have a larger discussion of the possibility of subdivision in an R-5 district.
f. Kyle recommended the PC carefully review the recommendations and be ready to discuss at our next meeting.

5. Discussion of size of Planning Commission. Kyle suggested there be discussion of the increase in size of the PC to 7, creating a quorum of 4. Sharon stated that she thought the PC was always 7 members. Kyle also noted that Jamie suggested the PC meet twice per month from September through December. All agreed.
6. Logan made a motion to adjourn the meeting. Dennis seconded. All in favor. Meeting adjourned at 8:11 p.m.

Respectfully submitted,

Donna Oliver
Assistant Town Clerk/Treasurer