Town of Panton Chartered 1761

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DEVELOPMENT REVIEW BOARD/PLANNING COMMISSION
MINUTES
October 22, 2026

Present: DRB members: Gretchen Bailey, DRB vice chair; Logan Roth-Longe; Dennis Mueller; Sharon Ashcraft; Kathy Kennett
Others: Danelle Birong, Addison County Regional Planning Commission (ACRPC); Jolyon Larson, ACRPC
Administration: Kyle Rowe, Town Clerk/Treasurer (until end of DRB mtg); David Martini, Zoning Administrator (until end of DRB mtg); Donna Oliver, Asst. Town Clerk/Treasurer, scribe
Via Zoom: T. Herbick (until end of DRB mtg)

DEVELOPMENT REVIEW BOARD

1. Gretchen called the meeting to order at 6:01 p.m.
2. Because none of the members had reviewed the minutes of the meeting on 10/8, Logan made a motion to table approval; seconded by Dennis. ALL IN FAVOR
3. There was no public comment.
4. Zoning Administrator Martini had nothing to add to his permit report already submitted.
5. Gretchen opened the hearing for the Vorsteveld farm conditional use permit. Sharon raised several questions about the application. However, because Mr. Vorsteveld did not appear for the hearing, and some members of the DRB had not reviewed the entire packet, Logan made a motion to continue the hearing until the next DRB meeting on Nov. 12th; Dennis seconded. ALL IN FAVOR
6. There was no other business to discuss.
7. Logan made a motion to adjourn this portion of the meeting; seconded by Dennis at 6:13 p.m. ALL IN FAVOR

Mr. Martini and Mr. Rowe departed.

PLANNING COMMISSION (amended 11/5)

1. Gretchen called the meeting to order at 6:16 p.m.
2. Because none of the members had reviewed the minutes of the meeting on 10/8, Logan made a motion to table the approval; Dennis seconded. ALL IN FAVOR
3. Jolyon reviewed where the Enhanced Energy Plan stands after the last meeting, what work has been done and what remains to be done.

a. The working group has consulted with Adam Lougee, the executive director of ACRPC, and agreed to be more specific about the preferred sites for energy development. After discussion with the energy working group Jolyon has presented 10 sites. He would like the PC to pick 3-5 tonight.
b. The characteristics of the sites were those that were near already developed areas, were well-screened, away from major thoroughfares, and natural resource locations. They are also a variety of sizes, some large and contiguous enough to support a real development opportunity. Kathy wondered why, when Panton would like to put a limit of 25 acres on any plot, that site #1 is 30 acres. Jolyon said that site could be reduced in size.
c. All sites were discussed and reviewed. They ranged in size from 2 to 30 acres. The real issue is production targets. While we have already met our 2050 goals, we still need to provide options. Kathy wondered if a solar company would even consider one of the smaller sites with the high cost of infrastructure. Perhaps not, but we still need to provide options. The three smallest sites will be dropped to the bottom of the list.
d. Dennis was concerned that several of the sites are owned by the same farmer and are comprised of prime agricultural soils. Was this considered when identifying these sites? Jolyon said no, but it is up to the landowner to decide if they want to take those areas offline to lease to a solar company. Scenic impact was high priority. Abutting landowners could request the solar company to provide more screening.
e. Dennis also asked if there would be more encouragement for rooftop solar on homes and businesses. Jolyon said yes, that this would also be a preferred site.
f. Sharon said she had talked to a couple of the landowners and learned that one was not amenable to having their land considered, while another was fine with it. They also discussed moving that site slightly to be even more screened from view. Dennis was very concerned about Sharon discussing this with some of the landowners but not all of them. Sharon said her intent was to contact all landowners; but had not yet done so. She will reach out to the other landowners right away.
g. The PC agreed that the top preferred locations were sites #1, and 9, and either 6 and 7 merged into one site or #8. Jolyon will work on the next update of the plan and produce an updated map. He will present these at the next meeting and hopes the Planning Commission will be able to vote on it at that time. The next PC meeting is Nov. 5th.
h. Jolyon urged all members of the commission to review the October version of the enhanced energy plan.
i. Danelle then joined the group to review the housing section. Since this last version it had been decided that the housing and population sections would be merged.
j. On page 1 she had highlighted a suggestion to get numbers of permit applications and lots created from subdivisions for this section. Kathy said we should not really be concerned about housing permits for the Town Plan. Danelle said that she had gone through old town reports and obtained the information, although it may not be useful after all.
k. Danelle pointed out that Panton is unlike other communities in that it has enough housing for its households.
l. Danelle will be adding a section on constraints faced by communities in supporting their residents and supporting growth in the community.

m. There was a lot of discussion about the inclusion of a section “What Can I Afford?”. Sharon did not think it should be in the Town Plan. She suggested other language.
n. Sharon also pointed out that the vision for this section had been removed. This led to a discussion of whether one vision statement should be at the beginning of the document or should be at the end of each section. The PC should decide how they would like this to be done.
o. Members were encouraged to send ideas to Danelle by email.

4. There was no other business to discuss.
5. Logan made a motion to adjourn; Dennis seconded at 8:12 p.m. ALL IN FAVOR

Respectfully submitted,
Donna Oliver
Asst. Town Clerk/Treasurer