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 (amended)**
October 8, 2026

DRB/PC members present: Jamie Dayton, Chair; Gretchen Bailey, Co-chair; Dennis Mueller, Logan Roth-Longe
PC members present: Kathy Kennett, Sharon Ashcraft
Others present: Charles Kennett, Danelle Birong, Addison County Regional Planning Commission (ACRPC)

**Development Review Board**

1. Jamie called the meeting to order at 6:00 p.m.
2. Logan made a motion to accept the minutes presented for September 10th; Gretchen seconded. ALL IN FAVOR
3. Kathy asked about the continuance of the agenda item regarding the appeal of the denial for a play structure on a parcel on Staton Rd. Has a decision been made? Jamie said the decision has yet to be made but will be made within 45 days. There was a site visit on 9/23. The next meeting will be 10/22 and has been warned. So a decision will be made by then.
4. There was also a question about the warned meeting on 10/22 regarding a hearing by a landowner. Since it has been warned, the hearing must occur on 10/22.
5. The Zoning Administrator was not present but had sent a report for September. It is included below.

| Permit # | Action Date | Parcel # | Applicant | Address | Request | Result |
|---|---|---|---|---|---|---|
| 27-02 | 9/16 | 03510000 | David Wolniewicz | 1863 Panton Rd | ADU and Carport | Granted |
| | | | | | | |

6. Dennis made a motion to adjourn this portion of the meeting; seconded by Logan. ALL IN FAVOR

**Planning Commission**

1. Jamie called the Planning Commission meeting to order at 6:07 p.m.
2. Logan made a motion to accept the minutes of the meeting on September 24th. Danelle had some corrections. On #4, she suggested a change in wording to read "Arnold Bay revised as having one public boat launch" instead of the current wording. She also had a correction to the spelling of the acronym ACRPC in #5. Dennis then made a motion to accept the minutes as amended by Danelle. Gretchen seconded. ALL IN FAVOR
3. Danelle was given the floor to review sections of the new town plan. They began with the section on land use on page 3. There was a question about what was meant by "back lot" development. Is this what is known as a 'spaghetti lot' where a 10-acre lot with minimum road frontage has been split to be two lots or is a PUD? Agreed that any changes to this could affect the Zoning Regulations. The phrase 'planned development ordinance' should be changed to 'planned development regulation.' The text regarding the subdivision west of town should be removed.
4. The section regarding the commercial center should be left more vague, less specific to location. In addition, Sand Road should be changed to Panton Road. Kathy also pointed out that Vergennes High School is now the Vergennes Union Middle and High School.
5. The commission was fine with the section regarding the 22A bypass.
6. There was discussion about the section on lakeshore use. What is meant by the multi-purpose resource? There needs to be clarification that Arnold Bay is public, not residential. Not all of the lakeshore is residential. Could some of it be used as agricultural? This section needs to be broader to allow for more possibilities. Danelle will attempt a rewrite and possibly move it elsewhere.
7. All liked the definitions imposed by the State. The map should be amended based on Vergennes' growth. But the State did not approve it. There was difference of opinion on the advantage of changing some areas to mixed use. Any changes would need to be included in the Zoning Regs. But we need to keep it flexible. Danelle will work on this section, but we need more discussion on it.
8. Danelle also pointed out the need to focus on goals and action sections. Sharon suggested using the word 'preservation' instead of the alternatives. It has a better connotation. Danelle will make those changes.
9. Population section: Danelle would like to merge this with the housing section. The data is more difficult to get now so we have alternative ways to get some information. The PC had nothing to add. In spite of a sense that many people are moving out of state, there is no data on it. There was some discussion about using AI to massage the data.
10. Housing section: No one had that section so it will be discussed next time.
11. Economy section: This is our first review of the section. Danelle said she took a new photo of BJ's for the document. Kathy does not like the chart on page 4. It should be made larger if possible. We need to confirm how many acres of farmland. Logan stated the total should be 14,103. Danelle will check with the GIS mapper. There was a list of industries in the last plan. The PC discussed whether to include it in the new plan. It should also state this is a list of examples.

12. Danelle handed out copies of the sections (history and recreation) that will be discussed at an upcoming meeting. We also need to work on energy, natural resources, environment, and water resources. Danelle will send an updated work plan.
13. Sharon said that there is an error on page 4 of the recreation section. There are official trails in Panton.
14. Logan gave an update on the energy working group. They discussed with Adam of ACRPC preferred locations for energy, such as solar. The maps will be revised.
15. Danelle reminded everyone of the reenactment to occur on Monday, 10/12 at Arnold Bay from 1-3.
16. Logan made a motion to adjourn at 7:55 p.m. Motion was seconded by Gretchen. ALL IN FAVOR

Respectfully submitted,
Donna Oliver
Asst. Town Clerk