PANTON
VERMONT
1761

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
November 12, 2026

Present: DRB Members: Jamie Dayton, DRB/PC Chair; Logan Roth-Longe; and Dennis Mueller; PC Members: Sharon Ashcraft, Kathy Kennett
Others present: Danelle Birong, Addison County Regional Planning Commission (ACRPC); Jennifer Krebs, Vermont Fish and Wildlife (VFWD), Glenn Rossier (joined zoom at 6:12 p.m.), Charles Kennett, Suzanne Snyder, Interim Assistant Town Clerk, scribe

DEVELOPMENT REVIEW BOARD

1. Jamie called the meeting to order at 6:01 p.m.
2. a. Dennis made a motion to approve the DRB minutes of October 22, 2026, meeting as written. Seconded by Logan. ALL IN FAVOR
   b. Dennis made a motion to accept the DRB section of the minutes of October 8th. Logan seconded with corrections. Logan noted the 10/22 date in line 3 was incorrect and was not warned as written. Jamie said to remove the last two sentences in line 3 and change the wording to read, "A decision will be made within 45 days". ALL IN FAVOR.
3. The Zoning Administrator, Martini, requested the DRB's approval for the continuation of the Vorsteveld Hearing. The landowner, Hans Vortseteveld, is currently awaiting a septic permit from the State. Logan proposed to approve the continuance and maintain the hearing's open status. Dennis seconded the motion, and the motion was unanimously approved.
4. The Zoning Administrator reported that no new permit applications had been received. Below is the October Zoning Report.

Permit #	Action Date	Parcel #	Applicant	Address	Request	Result
27-03	10/6	71130000	Thomas Morgan	1378 Hopkins Rd	14' X 35' RV Cover	Granted
			Irena Paulin			
			Rev. Trusts			

5. Jennifer Krebs, the Land Acquisition Coordinator for VT Fish & Wildlife, presented plans for a subdivision of two lots north of West Road to the DRB. These plans are based on the

potential sale of land owned by the Mary Sullivan Trust to the VFWD for wetland restoration. The seller will retain a couple of rights of way for VFWD's maintenance of the northern part of the land, which will have an egress to the public. Currently, approximately 78 acres of land is currently in agriculture and borders a property with a primitive duck hunting camp. The VFWD intends to restore this property to a wetland and make it accessible for hunting, fishing, and trapping. However, there will be no buildings, trails, or other facilities on the property. The properties will need to be surveyed. Lot A is 12.75 acres. Jennifer mentioned that they are considering adjusting the boundary line, which is currently shared with the Francis Sullivan Trust, to meet the definition of multiple lots. David inquired about the flood zone status of the lots. Jennifer confirmed that there are portions in the floodplain, but neither lot is on the flood map. They do not plan to build any facilities on the property. The VFWD will hold the conservation easement, and the Vermont Conservation Housing Board will hold public access rights as an additional layer of protection from development. Funds are required from the EPA to restore the hydrology and manage vegetation. Jennifer explained that they would establish a minimum 50-foot buffer to protect wet areas. She would provide more details about the land's elevation from Dead Creek during the next hearing.

Mr. Kennett inquired about the funding for purchasing the lots and whether it was taxpayer money. Jennifer stated that 50% of the funding comes from the VT Conservation Board, a nonprofit organization, and the remaining 50% comes from USEPA Federal funds for the restoration and design work.

Logan asked if the lots were contiguous, and Jennifer confirmed that they would be connected by a 50-foot private road from West Road to the 11.5-acre property retained by the seller. This road will serve as a permanent right of way for VFWD's egress.

Jamie asked the Zoning Administrator about the next steps in the process. David explained that the VFWD submits an application to the State detailing its plans and brings it back to the DRB Board. This meeting was intended for prior understanding. Jennifer mentioned that they might need a conditional use permit because the lots are zoned for RA-10 and one of the proposed uses is recreational wetland restoration, which will be open to the public. The only access will be a gravel pull-off.

6. There was no other business to discuss.
7. Dennis made a motion to adjourn this portion of the meeting; seconded by Logan at 6:30pm. ALL IN FAVOR

Mr. Martini, Jennifer Krebs, Glenn Rossier and Charles Kennett departed.

PLANNING COMMISSION

1. Jamie called the meeting to order at 6:31pm.
2. Dennis made the motion to approve the PC minutes of November 5, 2026, with correction to a spelling error. Seconded by Logan. ALL IN FAVOR
3. Jamie said he shared the draft Enhanced Energy Plan with our lawyer, Leslie Cadwell, and she had several comments, so we need to make some changes to the Plan. It does not provide the adequate deference that we are looking for, the concern is that if put in place as is, it could raise issues if we would go into litigation. Jolyon asked to be given some time to do two assessments. He is going to look at what would make the most sense, either modify the existing energy plan to implement the new preferred area map. He needs to check if there is anything in the stature since the 2018 plan that would need edited to make the plan

compliant. The other option is to investigate how much effort is needed to make the changes the lawyer suggested. Jamie said we are looking at least a month before the Plan can be brought back to the Board. If it is returned sooner, the PC can schedule a special meeting. Sharon asked what the major concerns were and Jamie said although the Plan is well written, the siting criteria is not specific enough to hold up during litigation.

4a. Town Plan Section Discussion for Section 7: Economy- Jamie expressed concern about the clarity of the data under "Place of Work" and "Commuting Patterns." All members agreed that the pie chart was confusing and not the best way to present the information. Logan and Dennis agreed that the information is talking about two separate things. The PC agreed to have Danielle remove the "Commuting Patterns" figure 7.1. They will retain the "Place of Work and Commuting Patterns" paragraph and keep pie chart, figure 7.2, and its description.

4b. Town Plan Section Discussion for Income: The Planning Committee (PC) agreed to remove the initial sentence and begin with "According to US Census." Jamie, Kathy, and Dennis preferred table figure 7.3, while Logan and Sharon preferred the chart. The PC decided to keep the table. Jamie said he preferred we don't list the number of households. Kathy emphasized the importance of maintaining consistency in the information presented. Danielle concurred and will more the 7.4 paragraph be setting above 7.3 figure.

4c. Town Plan Section Discussion for Industry: Dennis inquired about the source of the information in figure 7.5. Danielle clarified that it was derived from web-based tax return data rather than census data and does not differentiate between citizens and non-citizens' income.

4d. Town Plan Section Discussion for Agriculture: Danielle inquired about the percentage of farming in Panton. She asked her manager to analyze the current land parcels and found that the percentage is 47%, based on 6,649 acres. However, this number excludes the land owned by residents who allow neighboring farms to use their fields for haying, etc. Therefore, it's likely that the actual percentage is higher than 50%.
Sharon plans to reach out to the Front Porch Forum community to identify other small seasonal farm-related businesses and share the list with Danielle.
The Panton County Planning Commission (PC) confirmed that there are only three remaining dairy farms in Panton as of 2026.

4e. Town Plan Section Discussion for Other Industries: Danielle will remove the "Panton also hosts the Middlebury College sailing center".

4f. Town Plan Section Discussion for Goals: The PC was satisfied with the Overall Goals section, except for Strategies, Actions & Objectives number 3. Jamie asked why we are not calling out other types of land uses besides the small portion of forest. They will remove the phrase "to promote yields of cordwood and saw timber while at the same time".

4g. Sharon mentioned that she had read other town plans and noticed that some have a core value that narratively describes their identity and explains their history and future plans. Danielle mentioned that she's been working on the "meat and potatoes" section and that the message is coming. She will take that direction. Sharon pointed out that all the sections

have similar structures, but the narratives differ, presenting visions and goals. She also wants to ensure that the Plan incorporates the survey questions. Danielle stated that every end of chapter will have a goal, with some being three or seven pages long.

5. Town Plan Section Discussion for Current and Future Land Use, Section 16: Sharon mentioned that she had sent a colored image. Danielle requested her to send an email copy of the handwritten paragraph she had written. Danielle discussed removing (and has continued to do so) located mid-paragraph under Historic land use patterns. The sentence feels a bit quirky. On page two, Danielle will correct the acreage to 14,103 for consistency. Under Future Land Use, Danielle will update the final regional map once it's approved by the State. Under Planned Growth Areas, Danielle mentioned they'll need to discuss the future zoning districts the PC wants to add. Jamie expressed satisfaction with this section. Danielle asked about the PC's thoughts on the zoning district map. Danielle noted that the next meeting, they should have their Wishlist. The Overall Goals in this section are unchanged. They'll need to revise the language on some. Sharon asked if the mix-use language would be included here, and Danielle agreed. Jamie inquired about the last goal of monitoring state agency transportation. Danielle believed it referred to the Bypass Study two years ago. Danielle will reference the land use latest version on page two.
6. Logan asked about the next clerical stat updates. Jamie said the plan expires next year. They will have to send out public notices, so the process is completed in time. Danielle said the Enhanced Plan entire process, including the energy plan will take four months to complete. It includes public hearings with the Selectboard, the RPC commissioners and ACRPC Commission approval.
7. Sharon noted that other Town Plans included a land acknowledgement recognizing that the town is situated on Indigenous land, expressing gratitude and committing to better stewardship. She suggested considering a similar addition to Panton's Town Plan.
8. Jamie noted the next two DRB/PC Meetings will be December 3 and December 10 beginning at 6:00pm. Logan made a motion to adjourn the PC meeting and Dennis seconded. ALL IN FAVOR. The meeting was adjourned at 8:15pm.

Respectfully submitted,
Suzanne Snyder
Interim Assistant Town Clerk/Treasurer