Town of Panton Chartered 1761

3176 Jersey Street • Panton, VT 05491-9331
Ph: 802.475.2333 • Fax: 802.475.2785

Panton Planning Commission and Development Review Board

Thursday, November 09, 2023, Meeting Minutes

In attendance: DRB/PC Chair, Mary Rudd, DRB/PC Members, Annie Hopper, Gretchen Bailey, and Catharine Hays. PELS Study Team Members: Dan Mallach (Dubois & King), Amanda Holland (VTran), and Jim Gish (VHB)

Via Zoom: Secretary, Bethanie Brady Farrell, and Zoning Administrator, David Martini

DEVELOPMENT REVIEW BOARD MEETING

1. DRB/PC Chair, Mary Rudd called the meeting to order 6:00 p.m.

2. Approval of the minutes of the September 14, 2023, DRB meeting
    a. Catharine moved to accept the minutes with update to 7d. 'DRB is to complete hearing minutes within 45 days (not 30, as previously stated)'. Annie seconded. All in favor; the motion passed.

3. Public Comment – None

4. Monthly Report from the Zoning Administrator –

Permit #	Action Date	Parcel #	Applicant	Address	Request	Result
24-04	9/14	711200000	Adam Pereira	1050 Hopkins Rd	16x12 shed	Granted
24-05	10/12	095500000	Ed & Eileen Brennan	209 Russell La	10x70 Solar Array	Granted

5. Other Business – No old or new business to report.

6. Adjournment
    a. Catharine moved to adjourn the DRB meeting. Gretchen seconded. All in favor, the meeting adjourned at 6:03 p.m.

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Via Zoom: Secretary, Bethanie Brady Farrell

PLANNING COMMISSION MEETING

1. DRB/PC Chair, Mary Rudd called the meeting to order 6:04 p.m.

2. Approval of the minutes of the September 14, 2023, Planning Commission meeting
    a. Bethanie moved to accept the minutes as written, Annie seconded. All in favor; the motion passed.

3. Public comment – No public comment received.

4. Clean Water Service Provider (CWSP) grant – Katie Raycroft-Meyer, Community Planner, Addison County Regional Planning Commission.

    a. Katie Raycroft-Meyer presented the completed Arnold Bay Boat Launch Masterplan. The original design was created by former DRB/Planning Chair, David Raphael. Katie went over the various improvements and emphasized the rebuilding of the stone bio-retention wall saying it should be dug out lower so that the base of the wall is more level with the water. A schematic parking design shows better parking for boat trailers on top of the hill. A copy of the Master Plan is available at the Town Office.

    b. Katie Raycroft-Meyer reported ACRPC, as an agent for the Town of Panton, received $19,287.00 from the Clean Water Service Provider (CWSP) Grant. These funds are to be used for storm water only to reduce phosphorus runoff into Vermont waters. Money is not to be spent on buildings, signs, etc. Arnold Bay is in the South Lake Champlain Basin. 30% of the funds will go towards Preliminary Engineering Design. They will design stormwater management practices that collect, store and infiltrate and filter nutrient, sediment, and contaminant pollution. Practices will include bioretention areas, rain gardens, site grading and revegetation of native, riparian plant species. Once the signed contract is received from Rutland, the ACRPC will put out a bid for an engineer to begin the storm retention design. The design is to be completed within one year.

5. PELS/Land Use Planning – PELS Study Team Members: Dan Mallach (Dubois & King), Amanda Holland (VTran), and Jim Gish (VHB)

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a. Members of the PELS Study Team met with the Panton DRB Planning Commission to discuss the land use visioning of Panton regarding the Vergennes Planning and Environment Linkage Study which is currently recommending 5 concepts for further study as well as a 'no build' concept. The tech memo is available at https://www.vergennespel.com/study-documents/. The 'Blue' Route includes construction of a new roadway in Vergennes and Panton with a single span bridge crossing Otter Creek.

b. Dan Mallach stated the purpose of the meeting is to better understand Panton's character and vision for the future and link Panton's planning work to the PEL study's road concepts. Also, to invite members to the upcoming land use visioning workshops in December. He stated that his goal is to ensure a collaborative approach. The goal is to come to a consensus on the path forward with knowledge that VTrans and ACRPC roles in the PEL study is to facilitate the process, not to decide the path forward. Once a path is chosen the environmental impact study will begin along with the permit process. The final construction, if there is any, is estimated to be 10 years out.

c. Members of the DRB/Planning Committee voiced their concern for Panton not having representation on the final decision and no response from the letters sent to the Policy Committee. Mary noted the lack of detail in the study documents that were sent out on the public survey, most importantly the bridge structure over Otter Creek. The Board voiced their concerns regarding truck traffic vs. farm traffic, wetlands, bike paths, dog walking, and increased noise.

d. Amanda Holland said she hoped to ease the voting fears. She noted the study is to identify opportunities, gather facts and make recommendations which would go through a process to evaluate all pieces on the table. Final recommendations come from the Policy Committee. VTran is to find funding. There would most likely be a one-year environmental study, which could possibly kick the study back to the beginning. There is no vote from the towns.

e. Land Use Visioning Workshops are scheduled for each potential route. The public is encouraged to bring local knowledge and ideas to each study. The pink and blue routes regarding Vergennes and Panton is scheduled for December 11 at the Vergennes Opera House from 6:00 – 8:00 p.m. and the Green Route connecting Route 7 near New Haven Road is scheduled for Wednesday, December 13th at Panton Town Hall.

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6. Adjournment
    a. Annie moved to adjourn the PC meeting. Catharine seconded. All in favor, the meeting adjourned at 7:59 p.m.

Respectfully submitted,
Suzanne Snyder
Assistant Town Clerk