

Panton Town Plan

Adopted June 16, 2011



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*Prepared by **Town of Panton Planning Commission***

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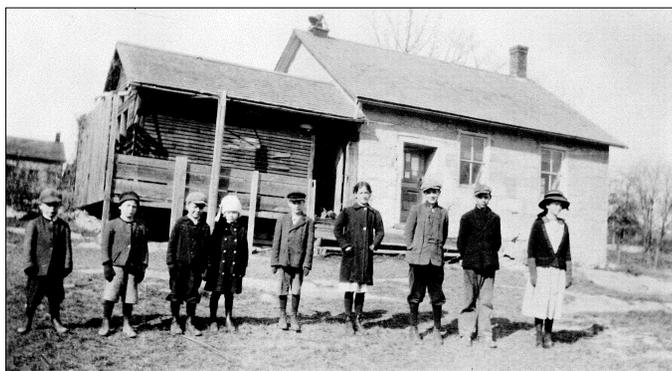
Photos of Panton's Past



The scow boat belongs to Loyal Spaulding and ran from Arnold's Bay to Westport, NY. 1880



One of Benedict Arnold's gunboats pulled on the shore at Arnold's Bay. The sail ferry is Pat Sinon's that ran from Arnold's Bay to Westport, NY



School District No. 1. Teacher Mary Conant.
Left to right: Sheldon Fleming, Fay Fleming, Glen Fleming, Elsie Gaines, Lester Fleming, Unis Allen, Donald Atkins, Robert Neil, Jessie Neil. 1916



School District No. 3. Teacher Mary Conant
Gertrude Allen, Evelyn Allen, Glen Fleming, Cora Norton, Lester Fleming, Violet Otis, Edgar Norton, Unis Allen, Jesse Neil, Robert Neil, Richard Sheldon.

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Section 1. Introduction

This Panton Town Plan is a comprehensive document. It is prepared in conformance with the provisions of Chapter 117 of the Vermont Municipal Regional Planning and Development Act. Zoning regulations were first enacted in 1968. A Town Plan has been in place since that time and was substantially updated in 2005. This current plan builds on those efforts in an attempt to continue to keep the plan a living document.

The Town Plan provides a guide for the future of Panton's natural and human environment. It also provides a "snapshot" of the town, its current conditions, facilities and programs, its natural and cultural resources and demographic make-up.

The Town Plan also provides a basis for the implementation and administration of the zoning bylaws. As such it represents one element in the ongoing planning process, which must be fluid, responding to changes within the community, as well as trends and factors which influence it from the outside.

The plan must serve to promote the health, safety and welfare of all of the town's residents. It also serves as a guide for development review within the town. It provides a basis for funding initiatives and grant applications. Equally important, it articulates planning goals and objectives, and outlines steps for fulfilling them.

The plan, however, is only a document. It is the people of this community who will put the plan into action, in striving to sustain and enhance the special quality of life we value and experience in Panton.

The involvement of the citizens of Panton in the planning process leading up to the creation of this plan has been critical, insofar as it ensures that the plan will reflect the character and vision of the community. With this input, the plan will be more readily embraced and its initiatives forwarded.

The Planning Commission has been meeting on a regular basis for a number of years working toward the creation of this plan, and at several junctures residents have been urged to participate in the "visioning" process. Town officials, including selectmen, the regional planning commission delegate, and school board members, were invited to participate in the development of the goals and objectives of this plan. The process doesn't end with this plan. In fact, the plan becomes the springboard for the next phase of work; evolving and implementing the vision.

Goals are the general aims of the community, such as preserving active agricultural lands in Panton.

Objectives are more specific sub-elements of goals, usually providing measurable, mid-range strategies. Thus, the objective for preserving active agricultural lands might be to support and develop zoning regulations that help maintain agricultural lands.

Strategies are operational actions, usually with the purpose of relatively short-term implementation. For example, policies for the objective of supporting and developing zoning regulations that help maintain agricultural lands might include developing a cluster subdivision/development bylaw.

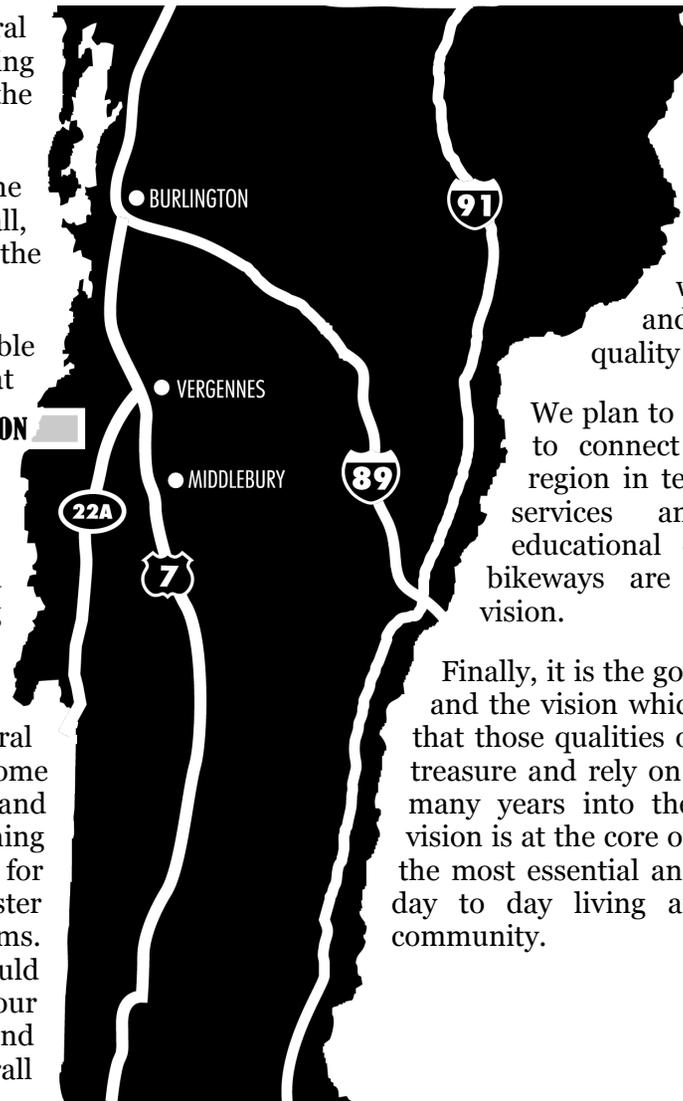
Section 2. **Vision**

In twenty years we envision Panton to be a rural agricultural and residential community with working farms and open space still at the core of the community's character.

We envision that Panton Four Corners will still be the village center of the town with the church, Town Hall, country store, and historic homes still the basis for the historic settlement pattern.

We foresee that the lakeshore will be more accessible than it has been, with an active town facility at Arnold Bay accommodating swimming, fishing, boating, and even moorings for longer-term use. We see the shoreline protected and stabilized, with little additional visual intrusion than was present in the last decade of the twentieth century. The water will be cleaner as farms and camps continue to upgrade their manure handling methods, run-off control, and sewage treatment efforts.

It is our vision that additional small-scale agricultural and commercial enterprises, particularly home occupations, will contribute to the diversity and stability of the community. We see that in the coming decades we will have to develop alternative options for residential environments, including cluster developments with new and innovative septic systems. Affordable and elderly housing opportunities would ensure that there is housing for all citizens of our town. We see that our community will be closer and more unified in our attempts to advance our overall



planning visions for Panton.

We envision that more land will be conserved as part of our natural resource base and heritage; this initiative will keep our town rural and maintain the high quality of life we all seek.

We plan to continue exploring ways to connect with the rest of our region in terms of the provision of services and recreational and educational opportunities. Regional bikeways are one example of this vision.

Finally, it is the goal of this planning effort and the vision which underlies it to ensure that those qualities of life in Panton that we treasure and rely on today are sustained for many years into the future. In fact, this vision is at the core of what we consider to be the most essential and important qualities of day to day living and functioning of our community.

Section 3. **Town Survey**

The Planning Commission sought the input of the citizens of Panton in the process of rewriting the Town Plan in part through the development and distribution of a Planning Survey.

A survey effort was conducted in 2007-2008. Some respondents expressed general satisfaction with the existing zoning regulations. Of more than 50 respondents, 78% of them agreed that zoning had contributed to just about the right level of development and 79% said they would like to see the zoning districts remain unchanged.

In 2003 a more comprehensive survey was conducted. Approximately 350 surveys were sent out with the annual Town Report. Forty-eight responses (13.7%) were received. Analysis of the surveys revealed that 48% of the respondents were between the ages of 46-60, and answered questions regarding zoning issues as follows:

1. Should lot sizes remain as they are presently?

<u>Yes</u>	<u>No</u>	<u>No Answer</u>
29	17	2

2. Should Panton have a district with smaller lot sizes?

21	26	1
----	----	---

3. Should Panton preserve sensitive areas by creating 20-25 acre conservation zones or sensitive areas?

29	18	1
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4. Should Panton have *another* or a *larger* Neighborhood Commercial District?

Another: 7 31 10

Larger: 11 29 8

5. Should Panton create a lakeshore district?

29 15 4

6. Should clustered subdivisions be required in order to preserve agricultural or scenic landscapes?

29 15 4

7. Is current zoning effective in controlling growth and development in Panton?

24 15 9

In response to other concerns, 82% responded that they felt the road network is adequate, while they were divided equally regarding traffic safety 50% yes and 50% no.

Regarding affordable housing- 38% responded that it was needed, 62% said no.

The factors most cited as the reason Panton is such a special place were; the small rural community, agricultural character, scenic beauty, the lake, and lack of development.

Negative aspects of Panton most cited were traffic/road conditions, particularly speeding on many roads, pollution, local government regulations, rate of growth and development, and lack of affordable housing.

To the question of whether Panton should develop facilities, the majority of respondents favored the development of a town forest or conservation area.

Highest ranking of resources that Panton should protect went to historic sites, recreational areas such as Arnold Bay, and scenic vistas.

Highest ranking of natural resources Panton should protect went to the Otter Creek/Dead Creek waterways, agricultural lands, and open space.

Some comments on surveys:

"Panton Road from 5-9am ...and 3-6pm is like a raceway"

"What can be done about speeding on Panton Road?"

"Discourage use of Jake Brakes in Panton, enforce truck weight limits during spring, enforce zoning regulations regarding commercial operations when they adversely affect traffic, noise etc., in residential areas."

"Protection, development and zoning must recognize 'scenic views' do not belong to the viewer-they are provided by the landowner who must not be penalized for providing it or for changing it. Zoning for diversity in Panton should recognize the character in different locations ...and should consider protected lands (such as land trust parcels) prior to adjusting zoning districts."

"The senior citizens of Panton are being driven out of their town by those who buy property at inflated prices and drive up the taxes which they cannot afford."

"Need a town plan with teeth in it- i.e. enforceable zoning that would modify the usage accordingly."

"Deep trenches on Panton Road and on Lake Street are an accident waiting to happen"

"Panton Road needs a shoulder paved to accommodate bicycle traffic."

"Zoning regulations need to be upheld and variances more readily scrutinized."

"Lower town speed limit to 25 MPH."

"If a good launch area were built and a dock were installed, I think it would be supported by town members."

"Need affordable senior long term care facility"

"The reason I stayed in Panton all my life was that I grew up knowing my neighbors as friends... I don't even know who lives next door. The farm land is being changed into a housing development. I liked Panton a lot better 50 years ago."

"Before we encourage any more major development or allow smaller building lots, we need to face up to our current sewage problems."

"We need to provide areas that are 'community friendly' in order to maintain ties with our neighbors".

"What's the chance of this [a beautiful town park/open area] occurring in the town of Panton somewhere along Lake Champlain/Dead Creek?"

Section 4. **History**

"At first glance Panton would appear to be the epitome of a serene little hamlet, with sprawling agricultural lands and rolling green hills. If those hills could talk, however, they would speak of a more violent epoch when Panton's early settlers were in conflict with British troops, Native American tribes and the elements of nature." (John Flowers, Addison Independent, 8-29-91.)

Indeed, Panton has a rich and engaging history, well chronicled in the recent publication, *Panton Past and Present*.

Colonial Settlement

Colonial settlement began in earnest in Panton during the 1760s. The town was granted its charter in 1761 by Governor Benning Wentworth of New Hampshire. However these early efforts to build homes, farms, mills, and roads were set aside as Panton was swept into the conflict that culminated in the Revolutionary War. As written by Smith in his 1886 *History of Addison County*, "Events had by this time occurred within the immediate neighborhood, that convinced them [the inhabitants of Panton] that they could not remain inactive spectators of the struggle in their exposed locality."

Revolutionary War

On October 13, 1776, Panton was at the center of the war. The British planned to destroy the rebel fleet on Lake Champlain and take the American forts at Ticonderoga and Mt. Independence. On October 11, the battle began at Valcour Island at the north end of the lake. The British forces vastly outnumbered the hastily built and poorly outfitted American boats.

In defeat, Benedict Arnold made a desperate attempt to sail the remaining vessels south to Crown Point. With the British in pursuit, Arnold realized they would not make Crown Point and sailed his ships into what was then called Ferris Bay. He ordered the boats burned, rather than having them end up in the hands of the British. Arnold and his troops fled on foot to Crown Point and ultimately Fort Ticonderoga. The bay now bears his name.

The significance of this delaying action was summed up by Admiral Alfred Mahan in his *War of American Independence* when he wrote, "The little American navy on Champlain was wiped out: but never had any force, big or small, lived to better purpose nor died more gloriously, for it had saved the Lake for that year."

Following this incident, Panton residents suffered at the hands of both Indians and Tories. In 1778, every home in Panton was burned by British soldiers, save one structure owned by Timothy Spaulding. A town road still bears his name.

Growth and Development

After the war, Panton grew quickly into a vital community. The town's original charter had included 25,000 acres, but the town's area shrank as Addison, Weybridge, and ultimately Vergennes absorbed portions of its lands. Panton and Addison had resolved their charter dispute in 1774. It was 1788 when Vergennes was formed from parts of the towns of Panton, Ferrisburgh and New Haven.

Peter Ferris was one of the prominent early settlers of the town and lived on Arnold Bay; he was of the family from

which the town of Ferrisburgh took its name. After the war, he championed several efforts to merge the towns of Panton and Ferrisburgh. The Ferris family operated a ferry between Panton and Barber's Point, N.Y.

The ferry was one of the earliest commercial operations in Panton, and its base at Arnold's Bay was a hub of commercial activity. During the years between the Revolutionary War and the advent of rail travel in the mid-1800s, Lake Champlain was a highway of commerce. In the early 1800s, the Landing at Arnold's Bay included a wharf, storehouse and store, and even a hotel.

In the 1800s, Panton became a center for the manufacture of potash, used for fertilizer and soap. The completion of the Champlain Canal in 1823 opened up new markets for Vermont wool, and Panton prospered with its sheep farms. In fact, Panton's population reached a peak population in 1840 of 670 residents that was not exceeded until 2000.

In the 1850s, an enterprise known as Elgin Springs, which was located on present day Route 22A, developed around the spring of the same name. The spring water was noted for its medicinal properties. A springhouse, hotel and boarding house were developed on the site, and the spring waters were shipped around the country. The spring remained in operation through 1870.

With opening of the railroad in 1849, Vergennes became the center of commerce, and Panton, like other communities along the lake, developed a primarily agricultural economy.

Agriculture

The land use history of Panton rests primarily in the story of its farming community. The soils and topography of the town, as well as its milder climate (relative to the rest of

Vermont), affords an amenable environment for dairy farming, crop and livestock farming as well as orcharding.

The town's proximity to major road and rail transportation routes running north and south through Panton and its neighboring communities of Ferrisburgh, Vergennes, and Waltham has also ensured that the agricultural base had (and to this day has) access to services, commodities, and markets.

Sheep and dairy farming were the principal agricultural activities, supplemented by sugaring and poultry farming. With the opening of the railroad, Panton's agricultural economy slowly shifted from wool production to dairy. Panton farmers shipped livestock, butter and cheese to both western and New England markets by rail.

At the turn of the century, a creamery was constructed on Sand Road, but burned down in 1910, never to be rebuilt, although another creamery, known as the Panton Creamery operated during this same period.

Structures and Settlements

Panton historically had several village or more densely settled areas in town. At the junctions of Jersey Street and Allen Road was one historic settlement area, and at the junctions of present day 22A and East Road was a second settled location. Each had schools at or near the crossroads, as did "Panton Corners."

To this day, Panton Corners (or Four Corners as it is commonly referred to) serves as the "center" for the town, despite its location in the western section of the community. Historically this center has had the town's post office, a school, church and the Town Hall. It has in recent times served as one of two commercial areas in the community, with the general store.

Panton's first school was constructed in 1786. By 1800, there were four established school districts. The District 1 School was located at the intersection of Lake Street and Spaulding Road and remained in existence until 1930. Today that building has been relocated at Basin Harbor as part of the Maritime Museum.

District 2 was formed on the east side of town at the intersection of East Road and 22A. That school remained open until 1964.

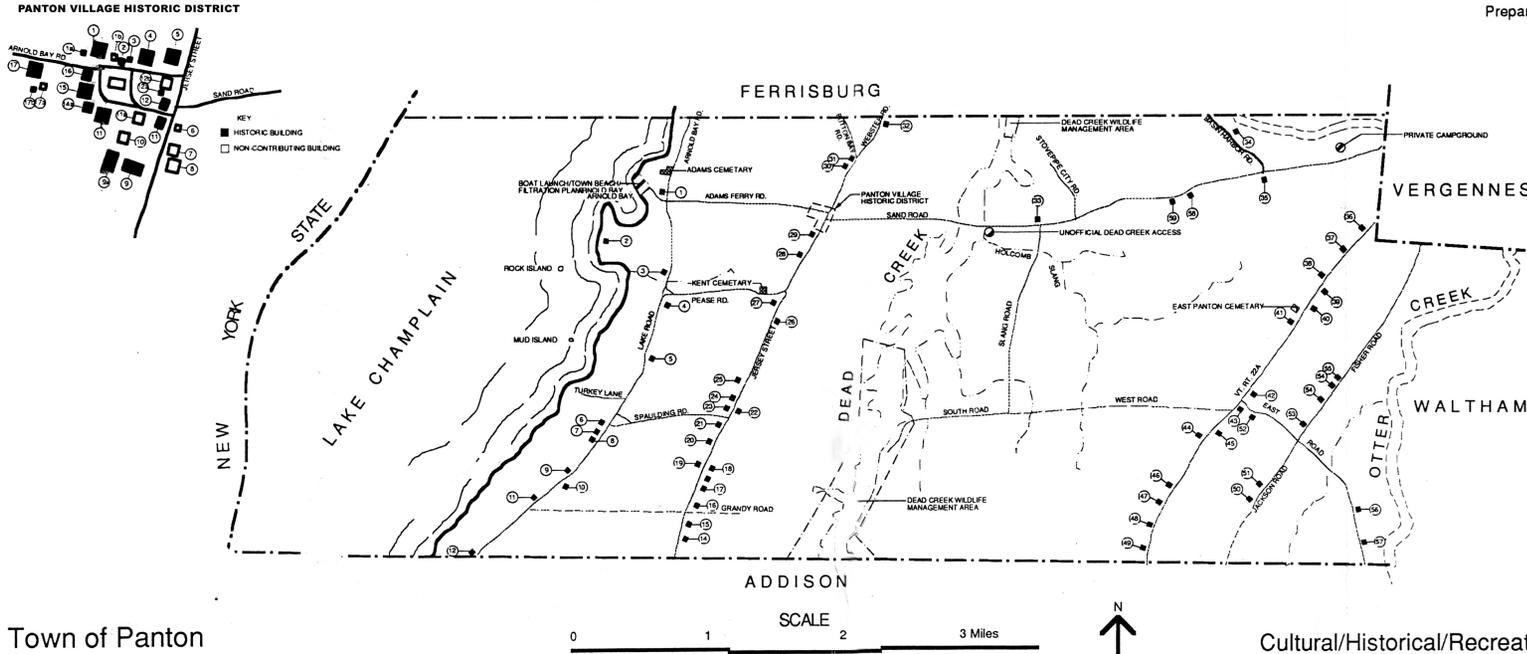
District 3 was located on Middle Road (now Jersey Street) in a small building that provided for overflow students from the District 4 School. The latter was situated at Panton Corners and served the town until 1930.

Finally, District 5, known as the Sand Road School, opened in 1901, and remained open, except for a temporary closure in 1945, until 1962. In 1929, the West School was built on Jersey Street to replace the three smaller schools on the west side of town.

The road network in Panton was established in the early 1800s and remains essentially intact today. Slang Road, Stovepipe City Road, and Pease Road came later in that century.

Old South Road, which was an east west connector through the town, was closed in 1929 due to the condition of the bridge crossing over Dead Creek, leaving Panton's only through connection along Sand Road, and this situation remains to the present day.





Town of Pantton

Cultural/Historical/Recreational Map

SITES LISTED IN THE STATE REGISTER OF HISTORIC PLACES

- | | | | | |
|---|---|--|--|--|
| 1. House, c.1790
Gambrel roof, 2 1/2 stories | 11. House, c.1800
Vernacular-Federal style,
Cape Cod
Related early barn | 19. House, c.1885
Gable roof, 1 1/2 stories | 29. House, c.1825
Stone, Classic Cottage
Related Barn | 37. (Farm)
House, c.1900
Barns and outldngs. |
| 2. Camp, c.1900
Stone, gable roof, 2 stories | 12. House, c.1870
Gable roof, 2 1/2 stories
Related barn | 20. (Farm)
House, c.1800, Cape Cod
Barns and outbuildings | 30. (Farm)
House, c.1812
Classic Cottage
Barns and outldngs. | 38. (Farm)
House, 1827
Vernacular-Federal style, brick,
gable roof, 2 1/2 stories.
Barns and outldngs. |
| 3. House, c.1870
Sidehall plan, 2 1/2 stories
Related barn | 13. (Farm)
House, 1970
Early barn, c.1873
Related barns and outldngs. | 21. School, c.1823
Stone, gable roof, 1 story | 31. (Farm)
House, c.1835
Adirondack Revival style, gable
roof, 2 1/2 stories
Barns and outldngs. | 46. House, c.1890
Georgian plan |
| 4. (Farm)
House, c.1828/c.1850
Stone, gable roof, 2 1/2 stories
Barns and outbuildings | 14. House, c.1873
Classic Cottage
Related chicken coop, barn | 22. House, c.1900
Gable roof, 1 1/2 stories | 40. (Farm)
House, c.1834
Vernacular-Federal style, sidehall
plan, 2 1/2 stories
Barn and outldngs. | 47. House, c.1880
Gable roof, 1 1/2 stories |
| 5. (Farm)
House, c.1860
Greek Revival style, gable roof,
2 1/2 stories
Barns and outbuildings | 15. House, c.1840
Classic Cottage
Related granary, chicken coop,
carriage barn | 23. House, c.1870
Classic Cottage
Related barns and outldngs | 41. House, c.1880
Italianate style, hip roof, 2 stories
Related sheds | 48. House, c.1845
Greek Revival style, gable roof,
2 stories |
| 6. House, c.1810
Vernacular-Federal style,
Georgian plan
Barns | 16. House, c.1825/c.1940
Stone, Georgian plan
Related barn | 24. House, c.1815
Federal style, Georgian plan
Barns and outldngs | 42. House, c.1835
Vernacular-Federal style, brick,
gable roof, 2 1/2 stories | 49. (Farm)
House, c.1885
Italianate style, hip roof, 2 stories |
| 7. House, c.1935
Gable roof, 1 1/2 stories
Related garage, shed | 17. House, c.1835
Gable roof, 1 1/2 stories
Related barn and outbuildings | 25. (Farm)
House, c.1875
Italianate, Classic Cottage
Related barn and outldngs. | 43. House, c.1871
Brick, gable roof, 1 story | 50. (Farm)
House, c.1850, Classic Cottage
Barns and outldngs. |
| 8. House, c.1865
Gable roof, 1 1/2 stories | 18. House, c.1830
Classic Cottage
Related barn | 26. School, 1929
Hip roof, 2 stories | 34. House, c.1880
Italianate style, hip roof,
2 stories
Related garage, chicken coop | 51. (Farm)
House, c.1900
Georgian Plan
Barns and outldngs. |
| 9. Barn, c.1850
Related house | | 27. House, c.1885
Hip roof, 2 stories | 35. House, c.1795
Georgian plan | 52. School, c.1885
Vernacular-Italianate style
gable roof, 1 1/2 stories |
| | | 28. (Farm)
House, 1848
Gable roof, 1 1/2 stories | 36. House, c.1835
Classic Cottage | 53. House, c.1880
Vernacular-Italianate style
hip roof, 2 stories
Related shed and outldngs. |

PANTON VILLAGE HISTORIC DISTRICT

- | | |
|---|---|
| A1. House, c.1840
Classic Cottage | A11. School, c.1818
Stone, gable roof, 1 story |
| A1a. Chicken Coop, c.1900
Barn and outldngs. | A11a. Garage, c.1970
Non-contributing due to age |
| A1b. Garage, c.1950
Non-contributing due to age | A12. House, c.1830
Non-contributing due to alterations |
| A2. Shop, c.1860 | A12a. Shed, c.1980
Non-contributing due to age |
| A3. Ice House, c.1950 | A12b. Garage, c.1985
Non-contributing due to age |
| A4. House, c.1834
Gable roof, 1 1/2 stories | A13. Church, c.1854
Greek Revival style, gable roof, 1 story |
| A5. House, c.1830
Gable roof, 1 1/2 stories | A14. Parsonage, c.1840
Classic Cottage |
| A6. Mobile Home, c.1950
Non-contributing due to age | A14a. Early Barn, c.1870
Non-contributing due to alteration |
| A7. House, c.1935
Non-contributing due to alteration | A14a. House, c.1900
Gable roof, 2 stories |
| A8. House, c.1965
Non-contributing due to age | A16. Early Barn, c.1870 |
| A9. Church, 1858
Greek Revival style, gable roof,
1 story | A17. House, c.1870
Gable roof, 2 stories |
| A9a. Carriage Shed, c.1880 | A17a. Garage, c.1980
Non-contributing due to age |
| A10. House, c.1970
Non-contributing due to age | A17b. Chicken Coop, c.1890 |

from Historic Architecture of Addison County, 1992

Section 5. Population

Population change has a range of social, economic, and environmental impacts on communities. Change does not have to be swift or dramatic to be significant. Indeed, it is the slow but steady changes over longer periods of time that often have the greatest impact on small towns like Panton.

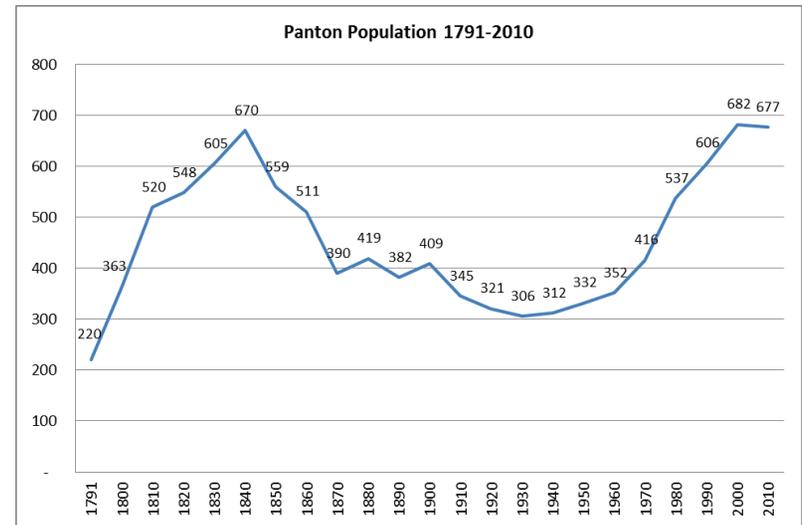
Understanding Panton's demographic history and current trends is an important part of planning for its future. The characteristics of the population change over time and the policies guiding future growth and development should reflect the changing needs of Panton's residents.

Population Growth

A review of historic population data for Panton indicates that Panton has experienced two strong periods of growth since the first Census in 1791: the period from 1791 to 1840 and the period from 1960 to the present.

This is shown in Figure 5.1, which traces Panton's population from 1791 to 2000. In 2000 the population reached 682, which exceeded the historic peak from 1840 of 670. The current population represents more than a doubling in size since 1930, when Panton's population declined to its lowest point. Population has grown by 1% since 2000 with total population as of July 2007 being 687.

Figure 5.1: Historic Population



Source: U.S. Census

The greatest increase in population occurred during the 1970s. However, growth has remained strong in Panton during both the 1980s and 1990s. Figure 5.2 illustrates recent growth trends in Panton.

Figure 5.2: Population Growth

	Population Increase		Average Annual Growth Rate
	#	%	
1970s	121	29.1%	2.59%
1980s	69	12.8%	1.22%
1990s	76	12.5%	1.19%
2000's	81	10.0%	1.00%

Source: U.S. Census

Population growth occurs because of both natural increase and migration. Natural increase is calculated by comparing births and deaths of town residents, while net migration is calculated by comparing the number of people moving into town with the number moving out.

Towns with strong growth are generally experiencing both kinds of population increase, but often one is more dominant than the other. In the 1970s, 60 percent of Panton's growth was due to people moving into town. During the 1980s, approximately 60 percent of the town's growth was generated by natural increase. In the 1990s, natural increase was responsible for 66 percent of the population growth. Figure 5.3 indicates the breakdown of growth in Panton since 1997.

Figure 5.3: Type of Growth

	Population Change	Births	Deaths	Natural Increase	Migration
1997	-8	5	2	3	-11
1998	-3	7	4	3	-6
1999	-9	10	6	4	-13
2000	43	6	3	3	40
2001	-27	8	11	-3	-24
2002	2	1	2	-1	
2003	-2	6	5	1	
2004	3	11	6	5	
2005	-1	6	5	1	
2006	-2	8	4	4	
2007	-2	6	3	3	
2008	-3	8	4	4	
2009		5	4	1	
2010		4	7	-3	
Total	48	91	66	25	

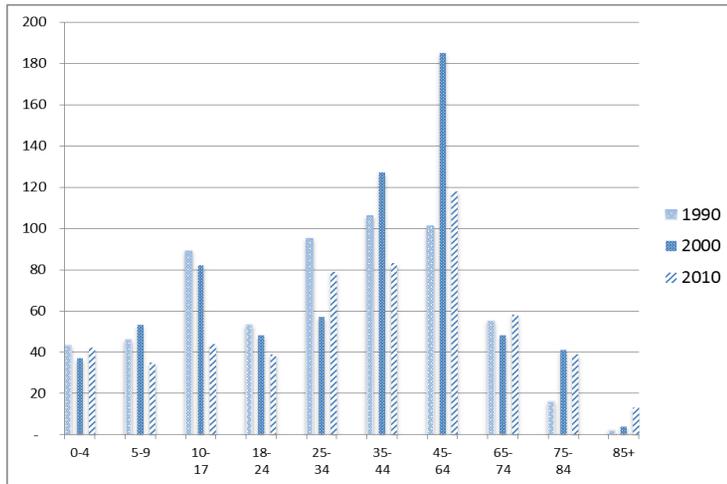
Source: U.S. Census

Age Distribution

Over the past 20 years, Panton has experienced trends in the makeup of its population similar to those in communities throughout Vermont. The population is aging; in Panton, the median age increased from 28.5 in 1980 to 41.6 in 2000.

Figure 5.4 compares Panton's age distribution over the past 20 years. The chart indicates that currently around 60 percent of Panton's population is 35 or older. In 1980, that percentage was reversed with about 60 percent of the population being younger than 35.

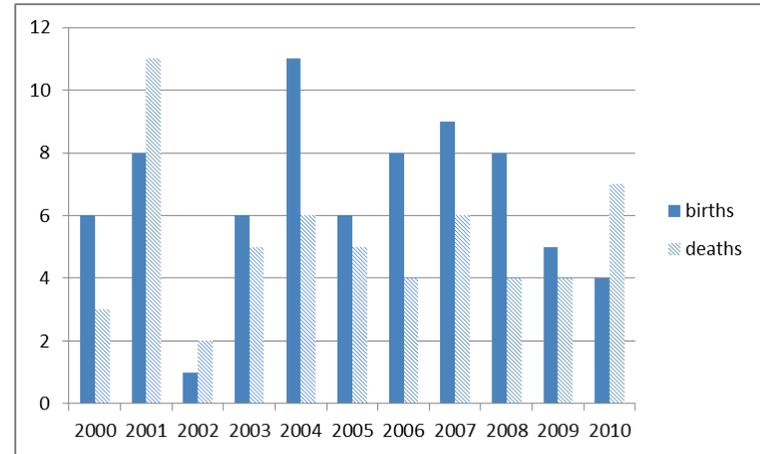
Figure 5.4: Age Group Comparison



Source: U.S. Census

During the 1990s, the baby boom generation began to move out of their childbearing years, and birthrates slowed. This is a trend that is expected to continue in the near future. The higher birthrates that began in the 1970s and reached a peak during the late 1980s were part of phenomenon described as the echo baby boom. By the early 1990s, many schools in the area were dealing with record enrollment levels. Figure 5.5 compares births and deaths in Pantom from 1980 to 2001.

Figure 5.5: Births and Deaths



Source: U.S. Census

Due to the impact of migration, birthrates alone cannot be used to predict future school enrollment. However, it is important for small communities to carefully monitor birthrates and other statistics related to population change. A small change, whether up or down, in the number of students can have a substantial impact on local schools and budgets.

Households

Information on households is often more useful for planning purposes than information on the population in general. The Census Bureau defines a household as a group of people sharing a housing unit. Families are a subset of households in which the people are related.

The number and character of households in Panton has shifted over the past several decades. Average household size has declined significantly from 3.82 people in 1970 to 2.75 people in 2000. This decreasing household size has caused the number of households in Panton to grow at a faster rate than the population, as shown in Figure 5.6.

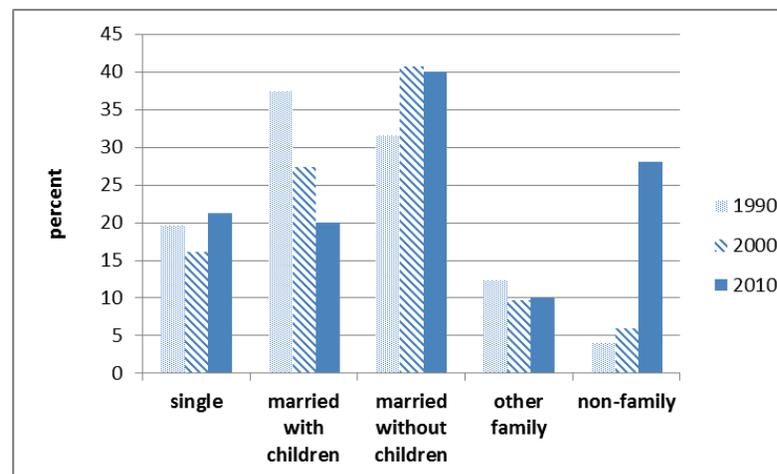
Figure 5.6: Average Annual Growth Rate Comparison

	Population	Households	Housing Units
1970s	2.59%	4.73%	5.13%
1980s	1.22%	2.39%	1.43%
1990s	1.19%	1.25%	1.03%
2000's	-.07%	.7%	1.05%

Source: U.S. Census

The number of households in Panton has more than doubled from 109 in 1970 to 248 in 2000. The character of the households has also changed. In 1980, roughly 86 percent of Panton's households were families. In 2000, that percentage had decreased to less than 78 percent. Figure 5.7 illustrates the shift in Panton's household types since 1980.

Figure 5.7: Household Types as a Percentage of Total



Source: U.S. Census and Vermont Housing Data

As the chart above shows, married couples with children are no longer the largest percentage of households. This trend reflects the shift occurring as baby-boomers move out of their childbearing years and accounts for declining household sizes.

The number of people living alone in Panton increased during the 1980s and was relatively stable during the 1990s. However, of Panton's 40 single-person households in 2000, half of them were comprised of an individual over age 65.

Currently, over 20 percent of households headed by someone over age 65 are single-person households. Over the next several decades the number of elderly people living alone is expected to increase. This demographic shift will affect the type of housing and services needed by households in Panton.

The amount and type of housing that Pantons residents will want is highly influenced by the character of their households. As people grow older, they may want a home that is smaller, easier to maintain and closer to needed services. People living alone or in non-family types of households may want to rent rather than own a home. People with young children may want space for their growing families.

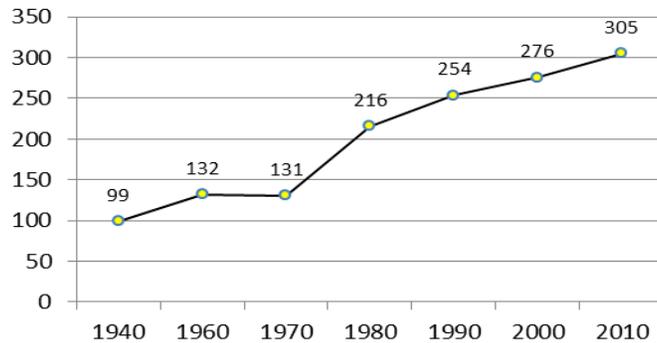
Section 6. Housing

A community's character is shaped by the amount, density, location and type of housing it contains. Housing is also a basic human need. For Panton to achieve its vision for the future, the demand for housing must be understood and planned for in a manner consistent with the needs of residents and the goals of the community.

Growth in Housing

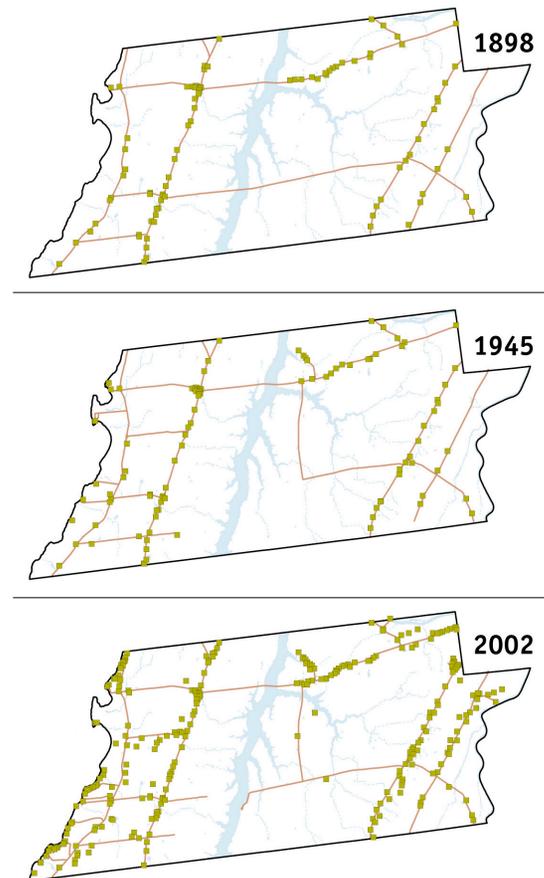
In 1940, the first year the Census Bureau counted housing units, there were 99 homes in Panton. In 2000, there were 276, of which 252 were year-round dwellings (97.2%), 198 were occupied by owners (79.8%), 50 were occupied by renters (20.2%). There were 28 vacant units of which 24 were seasonal or occasional use housing units.

Figure 6.1: Housing Units 1940 to 2010



Source: Vermont Housing Data

Figure 6.2: Settlement Patterns

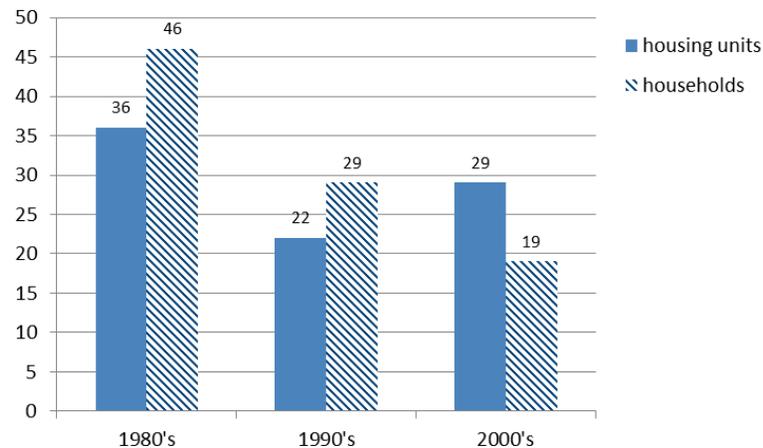


Dots indicate house locations from USGS maps (1898 and 1945) and E911 (2002).

The number of housing units in Panton grew most rapidly during the 1970s when 85 new housing units were constructed. As of 2007 there were 271 houses of which 191 were owner-occupied and 50 were renter occupied. As illustrated by Figure 6.2, much of that new housing was built along the lakeshore.

Construction of new housing and growth in households are seldom perfectly matched. During the past two decades the number of households has increased more than the number of housing units in Panton. As Figure 6.3 shows, during the 1970s growth in housing units outstripped growth in households.

Figure 6.3: Growth in Households and Housing Units



Source: U.S. Census and Vermont Housing Data

The 1970 Census indicated that there were no vacant structures in Panton. In 1980 there were over 20 vacant structures counted. By the late 1990s vacancy rates were again very low. Vacancy rates were below five percent in

Panton and most other municipalities in the region by 2000, creating a very tight housing market.

In 2007 the State of Vermont approved some new septic technologies designed to handle the drainage challenges presented by soils in many areas of the state. In addition, it eliminated the so-called 10-acre loophole in ACT 250 under which land parcels greater than 10 acres had previously been exempt from the ACT 250 septic requirements. The intent of those regulatory changes was to ease the increasing pressure for development throughout the state while extending responsible septic restrictions to larger lots. The increased cost of the newer septic designs required for development in most of Panton due to its extremely heavy clay soils, has so far discouraged much growth in the two years since the newer designs were approved. But a larger factor in the downturn in housing starts in Panton, as well as the rest of Addison County and the state in the year 2008 was most certainly the onset of the economic recession. With economic uncertainty almost definitely continuing for the next few years, the very slow rate of growth in the town is likely to continue as a trend.

To meet the requirements of the Vermont State Statute and balance the demand from some citizens for more opportunity for development with the desire by others to maintain present development restrictions, the Panton Planning Commission revised zoning regulations in 2007. Accessory dwelling units comprised of efficiency or one-bedroom independent living accommodations were included, with restrictions, throughout the town's zoning districts. In addition, a broadened allowance of by-right uses and conditional uses subject to approval by the Panton Development Review Board were extended to all the zoning districts.

Housing Types

Panton's housing is primarily owner-occupied, single-family, year-round units. However, over the past 30 years, there have been some shifts in the composition of Panton's housing stock.



There is some seasonal housing in Panton, although not as much as in neighboring lakeshore towns. The number of seasonal homes has remained relatively constant since 1970 at between 20 to 25 units.

During the 1970s, the amount of rental housing in Panton nearly tripled, as shown in Figure 6.4. By 2000 there were 50 rental units in Panton, representing over 20 percent of the housing stock.

Figure 6.4: Rental and Owner-Occupied Housing (2010)

	Owner-Occupied		Rental	
	#	%	#	%
1970	96	88.1%	13	11.9%
1980	136	78.6%	37	21.4%
1990	175	79.9%	44	20.1%
2000	198	79.8%	50	20.2%
2010	203	66%	64	21%

Source: Vermont Housing Data

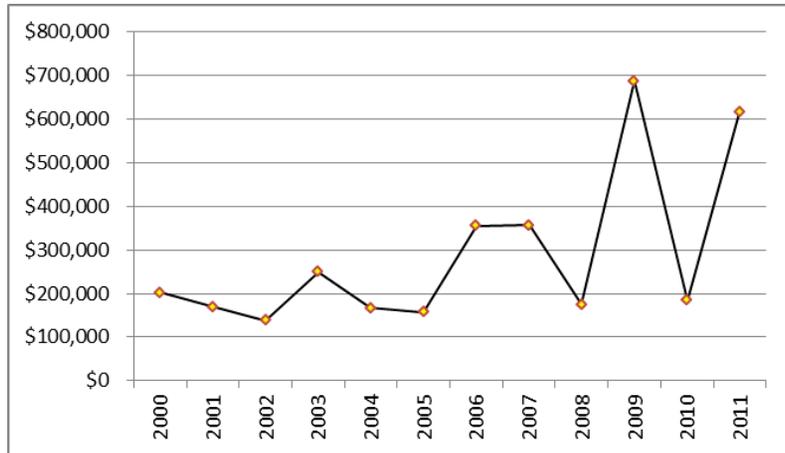
Over 90 percent of Panton's housing is single-family. Since 1980, nearly all newly constructed housing has been single-family. Panton has a small number of multi-unit structures and mobile homes, according to the Census Bureau.

Housing Values

In 2002 the average year-round home in Panton was assessed at nearly \$138,000. In 2002 eight homes were sold ranging in price from \$56,000 to \$277,000. The median housing unit value in 2000 was \$124,700. Of the owner-occupied buildings, 177 consisted of 1 unit, 2 buildings contained 2 units, 2 buildings contained 3 or more units, and 10 were mobile homes.

In 2007 four primary residences were sold, of which 3 were single-family homes and 1 was a mobile home. The average price for the single family homes was \$426,633 and the mobile home was \$145,000 for a total average price of \$356,225. The median price of the primary residences was \$184,950. The number of vacation residences sold in 2007 was one, for a total of \$1,845,000. Estimated median house or condominium value in 2007 was \$231,049 as compared to the state median which was \$205,400.

Figure 6.5: Average Residential Sale Prices



Source: Vermont Housing Data

Due to the small number of sales in Panton annually, the average price is highly variable. However, during the past 15 years, Panton has been experiencing a trend in housing sales similar to that in surrounding communities as shown in Figure 6.5. Sale prices peaked at record highs around 1989 and fell throughout the early 1990s. Prices were relatively flat during the mid-1990s. Around 1998 prices began to rise sharply as the housing market became tighter.

The state definition of affordable is housing that a household earning 80 percent of the county median income can afford without spending more than 30 percent of their gross income. The median family adjusted gross income in 2006 was \$56,147. In 2008 the calculated median income for a family of 4 in Addison County was \$62,000. The annual average wage in Panton according to the Vermont Department of Employment and Training in 2007 was \$24,066. The housing wage in 2008 (the hourly wage needed to afford an apartment and pay only 30% of income toward housing) for a 2 bedroom unit was \$15.25 per hour. Housing costs for homeowners include mortgage, taxes, and insurance. For renters, it includes rent and utilities. While housing costs in Panton meet this definition, it still may be difficult for first-time homeowners to find an affordable house.

For Panton to support a diverse population, a variety of housing options, including type and cost, will need to be available.

Vision

We envision that Pantton Four Corners will still be the village center of the town with the church, Town Hall, country store, and with historic homes still the basis for the historic settlement pattern.

We see that in the coming decades we will have to develop alternative options for housing, including cluster developments with new and innovative septic systems. There will be increased construction of accessory dwelling units on existing developed lots, enabling some residents, especially young couples and the elderly, to remain in the community and fostering increased density where development already exists. Affordable and elderly housing opportunities would ensure that there is housing for all citizens of our town.

An expansion of conditional use permits issued throughout the town, where appropriate, will encourage the development of more home occupations as an alternative to commuting to work. Pressure for growth will be counteracted to some degree by the distance of the town from any urban areas and the consequent need for personal transportation to access work and public services.

Overall Goals

1. The town's residents will have safe, healthy, and efficient housing that is within their means.
2. There will be a range of housing opportunities, including affordable housing, in town to serve the needs of Pantton's residents.

3. Future development will provide for the needs of the residents of Pantton, while maintaining the essential rural small-town character of the town.

Strategies, Actions & Objectives

1. Review and alter zoning regulations to provide more affordable lots, different densities and development areas. Consider examples from other communities.
2. Work with the Addison County Community Trust, and/or other regional land trusts and agencies, to develop affordable housing and senior housing where possible or appropriate.
3. Administer housing development proposals using Pantton zoning regulations to ensure that they do not result in the overdevelopment of one particular type of housing.
4. Encourage housing that will enable elderly residents of Pantton to remain in their community.
5. Encourage any development of multiple housing units to implement cluster housing with consideration for preserving open agricultural and natural habitat areas.
6. Consider changes to zoning regulations to support multi-family residences, accessory apartments, elderly housing, and other means of affordable housing in Pantton; including increasing allowable number of units per acre in some districts.

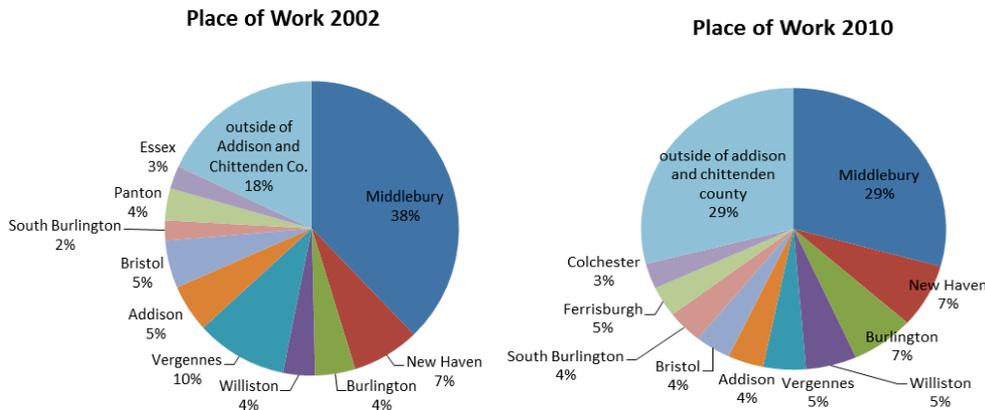
Section 7. Economy

Panton's economy has been primarily agriculturally based for most of its history. When Lake Champlain served as the main corridor for trade and travel, Panton was a center for commerce. However since that time, there has been little non-agricultural economic activity in the town.

Current Economic Profile

According the 2000 Census, Panton had approximately 350 employed residents. Sixty-five of those people worked in Panton; around 60 of those were self-employed. Figure 7.1 shows where Panton residents worked in 2000.

Figure 7.1: Place of Work Comparison 2002 and 2010



Source: U.S.Census

Over half of Panton residents that work out of town, commute to either Vergennes or the Burlington metropolitan area. Over the past 20 years, the percentage of town residents working in Chittenden County has increased

significantly. In 1980 around 16 percent of Panton residents worked outside of Addison County. In 2000 that figure was close to 30 percent.

During the past two decades, income levels in Panton have risen even after adjusting for inflation. Figure 7.2 compares several measures of income over the past 20 years. Much of the gains in per capita (per person) income came during the 1980s.

Figure 7.2: Income 1980 to 2010

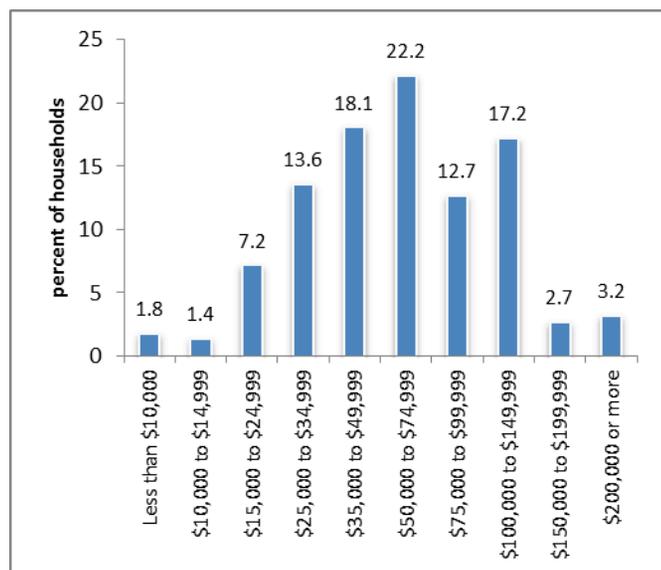
	Unadjusted		Adjusted for inflation 2010	
	Median Household Income	Per Capita Income	Median Household Income	Per Capita Income
1980	\$12,500	\$5,000	\$32,638	\$13,055
1990	\$29,300	\$13,900	\$48,248	\$22,889
2000	\$46,000	\$20,600	\$57,651	\$25,818
2010	\$67,917	\$24,095	\$67,917	\$24,095

Source: U.S.Census

Some of the gains in household median income over the past 20 years can be attributed to the growing number of two-wage earner households. In 2000 the median wage earned by a worker living in Panton was just over \$22,000 annually, which is approximately half of the median household

income. Figure 7.3 illustrates the income distribution for Pantan residents.

Figure 7.3: Income Brackets for Households in 2010



Source: U.S.Census

Agriculture

Dairy farming continues to be the primary agricultural activity and land use in Pantan. The number of dairy farms in Pantan has decreased significantly from 30 in 1950 to 6 in 2002. However, these remaining farms have greatly increased in size.

Over 50 percent of Pantan's land, or about 7,500 acres, remains in farming, and this fact has much to do with not only the landscape quality and character, but with the tax base of the town as well.

Current agricultural activity in Pantan includes a small vineyard, current and former Christmas tree farms, and some seasonal fruit and vegetable stands. Pantan's last orchard, Shadow Glen Orchard, closed in the 1980s. A well-known turkey farm, Shawnee Shores on Lake Road, ceased operation in the early 1990s.

Some small scale quarrying and logging activity is still ongoing in town, but this land use activity has done little to change the overall physical make-up of town.

Vision

Pantan will continue to be a rural agricultural and residential community with working farms, open space, agricultural enterprises and seasonal farm stands.

It is our vision that additional small-scale agricultural and related commercial enterprises, will contribute to the diversity and stability of the community.

Overall Goals

1. Support local businesses and encourage economic diversity.
2. Continue to encourage home-based businesses that are consistent with the character and traditions of Panton.
3. Maintain the necessary and efficient infrastructure to support the reasonable economic development of the town.
4. Support the strengthening of the local economy through recreational development that supports amenities such as bed and breakfasts, guide services and other ventures.

Strategies, Actions & Objectives

1. The Planning Commission should identify planning policies and regulations that maintain village character while supporting economic development.
2. Where appropriate, the Town and Planning Commission should support traditional agriculture as well as promote a diversified agricultural economy based on local products and crops.
3. Panton's forests should be managed sustainably to promote yields of cordwood and saw-timber while at the same time promoting habitat and ongoing regeneration of commercially valuable tree species.



Section 8. **Education**

Panton's commitment to the education of its children began in 1786 with the construction of the town's first schoolhouse. By 1800 there were four established school districts. By 1930 those districts had merged and were served by three schools that operated until the 1960s.

In 1959 the five municipalities of Panton, Vergennes, Ferrisburgh, Waltham and Addison formed the Union High School District #5, or the Addison Northwest Supervisory District. Panton students in grades 7 through 12 then began attending the Union High School.

In 1967 Panton was operating the only one-room school remaining in the supervisory district when the town decided to close the West School and send its students to Addison or Vergennes. In 1989 Panton joined with Vergennes and Waltham to form the Vergennes Union Elementary School District #44. Currently, these two union schools serve most of Panton's students. As Panton's educational needs are served by the Union Elementary and Union High Schools in Vergennes, there are no schools currently operating in Panton. Therefore no map was created for educational facilities.

Facilities

Vergennes Union Elementary School at present houses not only grades K-6, but a preschool as well. The preschool is located in a leased modular facility.

One of the areas of primary concern is the need for a middle school to include grades 6 through 8. At present, the 6th grade remains with the elementary grades, and the 7th and 8th grades are situated at VUHS.

In the school year 2003-2004 VUES developed and implemented plans, in accordance with Act 60, to address specific aspects of student performance identified for particular attention; namely writing effectiveness, reading range and comprehension, and mathematical concepts and problem solving. In addition, steps were taken to achieve the identified goals of connecting social and academic curricula and nurturing good citizenship. Accordingly, conflict resolution training was undertaken, a student mentor program was created, and student participation in the district-wide Drug, Alcohol, and Violence Prevention Council was initiated, as well as other programs.

2002 saw the completion of extensive renovations and expansion at Vergennes Union High School with greatly enhanced classrooms and facilities for science and technology studies, a state-of-the-art bio-technology laboratory as part of the agricultural studies program, newly created space for counseling offices, and the alternative education program, classrooms for students with special educational needs, and consumer science and health classrooms with elevator access. The music program now has its own space with greatly improved facilities and practice areas. The library area has been expanded from 2000 to 5000 square feet, and the computer workstations have high-speed internet access.

VUHS has worked to establish links with the local business community and to expose students to an extensive array of career opportunities, both in working with Goodrich Aerospace, and in the development of Career Fairs. Improvements have been made at the high school, including the complete renovation of senior high science labs.

The Hannaford Career Center located in Middlebury serves students from VUHS with programs such as agriculture and natural resources, video and theater arts, building trades, computer technology, drafting, culinary arts and office skills. Hannaford Career Center also offers adult continuing education classes that are available to Panton residents.

Additionally, the library and some other facilities at Middlebury College are available to area residents, and Community College of Vermont (CCV) offers some courses in Middlebury. Panton residents may also enroll in Continuing Education programs offered by the University of Vermont, the State College system and other private colleges.

Enrollment

During the 1990s, the number of Panton students enrolled in the Union Elementary School increased, while the number of high school students decreased.

Projections for future enrollment, based on recent births and assuming the progression of currently enrolled students, suggest that elementary school numbers will decline over the next five years. The number of high school students will rise slightly and then decline over the next ten years.

Given the relatively small number of school-age children in Panton it is difficult to accurately predict enrollment trends. A few families with children moving in or out of town can significantly impact enrollment figures.

Panton students represent about 20 percent of the Vergennes Union Elementary school population. At the high school—which includes students from the towns of Addison and Ferrisburgh in addition to those from Panton, Vergennes and Waltham—Panton students comprise about 10 percent of enrollment. In the 2004-2005 school year, a total of 296

children were enrolled in VUES, of whom 60 are from Panton.

Figure 8.1: Panton Students 1995 to 2010

	K	1	2	3	4	5	6	7	8	9	10	11	12	K-6 Total	7-12 Total
95-96	7	9	5	9	8	7	11	8	13	12	12	9	13	56	67
96-97	9	11	7	5	9	6	9	12	10	15	12	10	11	56	70
97-98	7	11	11	6	4	11	7	7	15	8	13	12	10	57	65
98-99	7	7	10	9	5	7	7	5	7	15	9	14	9	52	59
99-00	7	7	8	11	11	8	8	7	6	8	17	8	12	60	58
00-01	11	9	5	7	11	10	9	9	9	7	7	12	10	62	54
01-02	8	13	8	7	7	13	12	11	10	9	8	9	14	68	61
02-03	7	7	13	9	6	8	11	12	9	8	9	5	8	61	51
03-04	8	9	6	8	15	9	5	8	11	9	13	8	7	60	56
04-05	4	10	9	6	8	13	9	5	11	12	9	13	10	59	60
05-06															
06-07															
07-08															
08-09															
09-10															

Source: Panton and Vergennes School and Town Reports

As a member of these union schools, Panton will also be impacted by enrollment trends in the other participating municipalities. Total enrollment at the union schools is shown in Figure 8.2.

In addition to the public schools, a number of private schools are located in the area including the Gailer School, the Red Cedar School and the Bridge School in Middlebury, and the Champlain Valley Christian School in Ferrisburgh. A small number of Panton students attend private school and some are being home-schooled.

Figure 8.2: Union School Enrollments 2005-2010

	05-06	06-07	07-08	08-09	09-10
Public High School	658	644	623		
Public Elem. School	270	263	260		

Source: Vergennes School and Town Reports

Funding

The funding of education through local property taxes continues to be an area of great concern to the residents of Panton. Increasingly the demands of state and federal mandates, not accompanied by funds to pay for them, have put local school districts in a precarious position and made ever-increasing school budgets difficult to accept.

In Panton over the past eight years, total education expenses have risen even as the number of students enrolled has decreased. In 1994, Panton's total education budget was around \$740,000 for 127 students. In 2002 that figure was over one million for 112 students. After adjusting for inflation, per student expenses have increased from around \$7,000 in 1994 to over \$9,700 in 2002.

While it is apparent that few are happy with the existing means of funding public education, the issues are complex, and the process of creating an acceptable alternative has proven extremely difficult. It is doubtful that any solution will be readily forthcoming.

Vision

We plan to continue exploring ways to connect with the rest of our region in terms of the provision of services and recreational and educational opportunities.

Overall Goals

1. Continue to support the provision of appropriate educational opportunities for all the citizens of Panton.

Strategies, Actions & Objectives

1. Support the development of programs to promote increased awareness of planning and environmental issues, strategies or actions, and stewardship of the land.
2. Support efforts that foster an understanding of, and an appreciation for, Panton's historic, cultural, and agricultural resources.

Section 9. **Community Facilities and Services**

Panton does own some land and facilities. However, as a small rural community the town relies on its neighbors and the state for many services. The demands for these services vary from year to year, but remain relatively small because of the town's population.

Sewer and Water

At this time, there are no municipal or community waste disposal systems in Panton. All developed properties are served by private septic systems. Vergennes does have a municipal sewage treatment plant, but there is no provision at present for the town of Panton to use this facility.

This possibility might be explored, particularly as the town considers rezoning lands adjacent to Vergennes for commercial or industrial development. There is no indication that Vergennes would consider allowing Panton to hook up with its system. There may be some precedence for this multi-municipal cooperation, particularly since the town and the city share a common water system.

The Vergennes-Panton Water District was established and began operation in 1972 with the construction of the Arnold Bay Treatment Plant in Panton. This facility serves the bulk of Panton, all of Vergennes and smaller sections of Addison, Ferrisburgh, New Haven and Waltham. It has been upgraded in 2010.

The water district relies on Lake Champlain for its supply, so volume is not a concern. Water quality is an issue and of particular concern is the zebra mussel influx, which threatens intake pipes. The water districts along the lake have banded together to address this concern with both

research and remediation. The systems report that the infestation is currently being controlled, although ongoing prevention is an added expense for the district.

The Vergennes-Panton Water District maintains several main distribution lines, with neighborhoods and other specific end users extending the lines as private system extensions. The Vergennes-Panton and Tri-Town lines are interconnected to allow them to serve as back-up systems for each other in an emergency situation.

There are two major Wellhead Protection Areas in Panton; one along the lake, and the other in the southeast section of the town in the Otter Creek watershed.

Solid Waste

Vermont's solid waste management law, Act 78, requires municipalities to plan for the management of solid waste and provides for regional coordination through solid waste management districts. The Addison County Solid Waste Management District was created in 1988 with Panton as an original member. Currently 19 municipalities comprise the district.

The district operates under a management plan, which includes a program for waste recycling, reuse and reduction, as well as the handling of waste materials for landfills and the disposition of hazardous wastes. The ACSWMD Plan, last adopted in 2003, outlines the district's responsibilities, waste management programs and future plans for facilities and programs.

Panton currently has curbside pick-up of non-recyclable and recyclable trash, as mandated in the district's plan. The district contracts with other regional landfills to ensure our waste is disposed of properly and as economically as is feasible. The construction in 1993 of a Regional Transfer Station in Middlebury has facilitated trash handling in the district.

Fire, Rescue, Police and Emergency Services

The town has an agreement with the Vergennes Fire Department for fire protection throughout Panton. Response to Panton fires has always been timely and effective. Panton residents serve on the VFD. Panton also has a Fire Warden who issues permits for burning and promotes adherence to State Fire Regulations and accepted safety practices.

Panton is served by and regularly supports the Vergennes Area Rescue Squad, which provides rescue coverage to eight communities in Addison County. Panton residents volunteer with the Rescue Squad. The Rescue Squad is addressing some current needs as it plans. These include starting a subscription service and/or billing individual patients for services provided. The Rescue Squad continues to provide the entire town of Panton with excellent emergency services.

The Vermont State Police are the main law enforcement entity for Panton. The State Police Headquarters for this region is located on Route 7 in New Haven. Due to the low crime rate in town, there is relatively little activity involving law enforcement. There is occasional police presence for traffic safety enforcement.

The Addison County Sheriff's Department does contract with towns to provide various law enforcement services, particularly in the enforcement of posted speed limits. This is an option the town may want to consider as travel increases,

in particular on Panton Road. As 22A is a state highway, that route is under State Police jurisdiction.

Panton has an appointed Emergency Management Director (EMD) to ensure the town is prepared for potential disasters or emergencies. Due to the limited capacity to deal with a disaster in the town of Panton, assistance would be expected from outside sources in much the same way that fire, rescue and police services are provided.

Panton Town Hall and two locations in Vergennes have been designated as evacuation centers, and the town office as an emergency operations center. Panton's emergency plans indicate that flooding or a winter storm would be the most likely disaster the town would face.

Healthcare, Social Services and Childcare

Panton is served by a number of area social service and health care providers, including Addison County Community Action Group, Addison County Counseling Service, Addison County Home Health Care, Addison County Hospice, Addison County Parent Child Center, WomenSafe, the John Graham Emergency Shelter in Vergennes, the Champlain Valley Agency on Aging, and the Vermont Center for Independent Living.

Each of these organizations can provide detailed information of residents served in Panton as well as the scope of services available. Town residents provide yearly financial support to many of these agencies through appropriations voted on at Town Meeting.

Panton residents use the Porter Medical Center in Middlebury for medical and emergency services, as well as Fletcher Allen Health Care in Burlington. Town residents use medical and dental services provided by practitioners in

Vergennes, Middlebury and elsewhere in the county, as well as in Chittenden County.

Childcare is an important need for Pantons residents. There are two licensed childcare providers in Pantons. There is an accredited early education program and an after-school program associated with the Vergennes Elementary School. In Vergennes and nearby towns, there are a range of childcare providers from accredited preschools to home-care providers. Finding affordable, quality childcare conveniently located that is available during the hours parents work, is a challenge for many families.

Town-Owned Facilities

The town of Pantons owns two parcels of land and has several rights-of-way to Lake Champlain. There is no municipal forest or recreation land (aside from the Town Beach at Arnolds Bay), but as a member of both the Union Elementary School and High School Districts, town residents have access to and use the facilities associated with those schools.

The historic Town Hall, located on Jersey Street just south of Pantons Four Corners is the municipal facility for the town and contains meeting spaces, a large hall, and the Town Clerks Office. It sits on a half acre of land and there is a shed to the rear of the property.

The facility is accessible at the ground level and at the second level via a recently constructed ramp. The building will continue to require regular maintenance. In the early 1990s, the front of the building was landscaped with a stone wall, and a bulletin board was constructed. The parking area was graded and topped with gravel, although parking does remain as an issue for this building, particularly when large public meetings are held there. The Town has acquired a

parcel of land across from the Town Hall that is being developed as an additional parking area.

The Town Hall has been maintained over the last few years with renovations and retrofitting. More improvements are now desired to address long standing maintenance issues and to improve the buildings overall performance and energy efficiency. The Town has sought, and will continue to seek, grant monies to aid in this effort. It is possible, if not likely, that the community will have to consider devoting some town funds to address the building conditions.

The Town Garage, which is located on Pantons Road on a six-acre lot, was built in 2004 and should serve the town well into the future. This lot also contains the old wood frame schoolhouse, a historic building. This building is deteriorating, and its maintenance and future use will need to be addressed by town residents.

The town also owns three acres of land at Arnolds Bay and this area serves as a de-facto town swimming and fishing area. It also is well used as a local boat launch facility. In the future, improved parking and access, as well as aesthetic enhancements should be considered. Management of this resource will need to be addressed as well.

The town has a formal right-of-way to the town beach property and has a four-rod (66 foot) right-of-way to the lake at Turkey Lane.

Vision

We plan to continue exploring ways to connect with the rest of the region in the provision of services and opportunities in recreation, social services, education and infrastructure. We shall continue to support and maintain the best services and facilities, which are both affordable and appropriate for Panton.

Overall Goals

1. Support where possible or appropriate, upgrade all community facilities and properties.
2. Support adequate health and social service delivery to the community and encourage location or development of services and facilities in Panton.
3. Encourage safe and appropriate access to new residences for fire and rescue services.
4. The Vergennes Panton Water District is a community resource and thus the costs and services are shared by all users. Our drinking water comes from Lake Champlain, and therefore the town should support activities, policies and land uses which protect rather than degrade water quality.

Strategies, Actions & Objectives

1. Maintain and enhance community facilities and lands.
2. Support the development of a plan for the future of the Sand Road School on Panton Road.



Adam's Ferry Road

Section 10. **Utilities and Energy**

Electricity

Green Mountain Power serves most of Panton, although Central Vermont Public Service provides service in the eastern portion of town.

There are no large-scale electricity generation facilities in Panton, and no major transmission lines travel through the town. In 2002, the first net-metered wind turbine began generating power in Panton. This is currently the only small-scale generator in Panton that can send power back into the grid. Several other residents have permitted wind generators that produce power for their own use.

Green Mountain Power recently upgraded the electric distribution lines and poles along Panton Road, relocating the above ground infrastructure to the south side of the roadway with taller structures. This reconstruction addresses two issues associated with the previous installation - varying pole heights and conditions, and drainage problems as the poles were being undermined by the stormwater runoff flowing through the existing ditch. The north-side ditch has now been upgraded and rock lined as part of this project. The poles carry distribution lines and telecommunication cables.

Fuel Distribution

There are no in-ground fuel distribution systems in Panton. Local distribution by trucks owned by local and regional suppliers of oil and gas products provides fuel to residential, commercial and agricultural users in the town.

Telecommunications and Cable Services

Local wired phone service in Panton is provided by Champlain Valley Telecom. There is a central switching center located on Panton Road near Panton Four Corners, operated by Champlain Valley Telecom. Wireless phone service in Panton is spotty with the eastern side of town, near Route 22A having somewhat better coverage.

High-speed internet access is available in most locations in town through Champlain Valley Telecom's DSL (digital subscriber line) service. Since there is no cable television infrastructure in Panton, provision of high-speed access over cable is not an alternative.

There are currently no telecommunications towers located in Panton. Telecommunications infrastructure can be incorporated into the town's existing built environment in a manner that has virtually no visual impact. The cell phone antennas installed on top of silos throughout the region are an excellent example of such "stealth technology." Most people driving by these silos would not be aware that they were also serving as cell phone towers.

When possible, the town should further encourage use of existing structures by making such projects easy to permit.

Energy Sources

Energy is being or could be generated from a variety of sources in Panton including solar, wind and biomass.

Solar. On average, the energy equivalent of over five megawatt hours of solar energy falls on each acre of land in

Vermont annually. Despite long winters and a variable climate, there is a relative abundance of sunshine and potential for utilizing solar energy. The challenge to using solar energy in Vermont is the seasonal difference in the amount daylight hours between summer and winter.

The simplest use of sunlight is passive use for lighting and heating. Properly insulated buildings oriented so that their long axis is within 30 degrees of true south with unobstructed south facing windows can offset their space heating costs by 15 to 50 percent. Taking this one step further, floors and walls can be built of materials that will capture and store warmth from the sun. In many cases, passive solar buildings can be constructed at little or no extra cost, providing free heat and light—and substantial energy cost savings—for the life of the building.

Solar water heating is another cost-effective solar application. Water heating is one of the largest energy costs for the town's households. A water heating system that utilizes solar energy can reduce energy costs by up to 65 percent. A solar water heater cannot generally supply all the hot water needed year-round because of the climate and weather, so a back-up system is required. Consumers currently heating their domestic hot water with electricity would see the largest energy cost savings.

New developments in photovoltaic cell (PV) technology, which converts solar energy into electricity, has led to PVs that are smaller, less expensive and more consumer-friendly—trends that should continue into the future. Photovoltaic cells come in a wide range of sizes and applications, from large collectors for utility-sized power plants to tiny cells built into consumer appliances.

A new development in the Champlain Valley is the advent of grid scale solar arrays often referred to as “solar farms”. One such project, the Ferrisburgh Solar Farm has been

constructed on Route 7 just to the west of of the Vergennes Union High School will generate 2 megawatts of electrical power which will go into the local energy grid. These types of small scale, low impact Distributed Energy Resource developments are a potentially good fit for towns such as Panton with extensive undeveloped areas and underutilized agricultural fields and as they have relatively light environmental footprints and include installation methods and components which do not permanently alter or affect agricultural soils, or have long term implications for landscape health.

Wind. Wind power can be harnessed for both large and small-scale power generation. In recent years several studies have shown that Vermont's wind resource is abundant enough to meet a significant portion of the state's electric energy needs. Ridgelines provide the best location for commercial wind generation facilities, with elevations between 2,000 and 3,500 feet above sea level being ideal for maximum power production.

While large-scale generation is unlikely to be located in Panton, residential wind turbines are possible. Small wind turbines, designed for individual residential or business use, usually generate under 15 kW. They have two or three blades usually with a diameter of eight to 24 feet. They are often mounted on a guyed monopole or a freestanding lattice tower ranging in height from about 80 to 120 feet. Turbines need to be 40 to 60 feet above nearby trees or other obstructions for optimum efficiency. This technology is developing rapidly and over the next decade it is expected that small wind turbines will become smaller, more efficient and affordable.

Biomass. Biomass consists of renewable organic materials, including forestry and agricultural crops and residues, wood and food processing wastes, and municipal solid waste. All

these products or waste products can be used as energy sources. The benefits of these resources are that they are local, sustainable and often waste materials. Some biomass materials, such as wood, have been traditionally burned to provide heat. However, these materials can also be used in more efficient ways, such as producing gas that can then be burned to generate heat or power.

Energy Use

Energy consumption is essential to human society and at the same time threatens the environment that sustains us. The challenge for the future will be to reduce our overall energy consumption and to shift demand towards energy sources that are renewable and have an overall low environmental impact.

Household energy use represents approximately 30% of total statewide energy consumption. Almost 80% of domestic demand is for space heating and domestic hot water. The remaining 20 percent runs miscellaneous appliances, lighting, cooking, drying, and air conditioning. Space heating and hot water heating are affected by building design and construction. Other energy uses are affected primarily by personal choices and habits. The most common sources of heat in Panton homes are fuel oil, propane and wood.

According to the 1994 Vermont Twenty Year Energy Plan, nearly half of the energy used in Vermont is for transportation. Almost half of that transportation energy is consumed by commuters, shoppers, recreationists, and others traveling in private automobiles. Public transit represents a very small portion of the energy used for transportation. This is certainly true in Panton since there is limited public transportation serving the community.

Over the past 20 years, the percent of Panton's workforce commuting alone rather than carpooling has increased more

than 20 percent to nearly three-quarters of all workers. The average commute has lengthened by about seven minutes to more than 25 minutes.

Energy Conservation

While energy policy and fuel prices often seem abstract or completely beyond the control of local government and consumers, energy conservation is the simplest way for individuals to take action. If the potential of energy conservation were fully realized, it would go a long way towards solving our nation's energy problems.

Homeowners can reduce the energy consumed in their homes in a variety of ways. Basic, inexpensive measures such as turning off lights in empty rooms or replacing light bulbs with new, more efficient bulbs can substantially reduce energy usage. According to Efficiency Vermont, if every household in the state changed one light bulb, Vermonters would save enough electricity to light 14,500 homes for a year. Using timers to regulate lighting, heating or cooling in a home can also significantly decrease energy consumption.

Energy-efficient construction methods, materials, fixtures and appliances can substantially reduce the energy consumption of buildings. Energy efficiency can be built into new structures and older buildings can be retrofit to reduce the energy needed to heat them. Panton's homeowners can take steps to weatherize their homes or to replace older, inefficient appliances or mechanical systems that can result in significant reductions in energy use and expense for heating and cooling. The Champlain Valley Office of Economic Opportunity provides a weatherization service that assists income-qualified households in the region take steps into increase the efficiency of their homes and reduce their energy bills.

Energy and Land Use

Land use and energy are closely related. Land use patterns exert a strong influence on major end uses of energy, including transportation, heating and cooling of buildings, and the energy used in developing infrastructure. Development that is clustered provides for greater energy efficiency. Clustering means fewer miles of road are needed to connect the homes or commercial buildings, school buses and snow plows travel shorter distances, and electric utility lines need not extend as far. Carefully considered placement of a building on a lot adds to the efficiency of any new structure by increasing passive solar gain and decreasing wind pressures.

While the clustering of development helps decrease transportation costs, it is not the only answer. The majority of Panton's residents travel to work outside of town. Carpooling would be beneficial for these residents, not only in fuel conservation, but also in reduced wear and tear and maintenance on vehicles. Other options that should be supported include vanpools and the use of the Park and Ride lot off of Route 7 on Route 22A in Ferrisburgh.

Vision

The town of Panton will continue to support the siting and development of small scale, independent, and innovative energy generation alternatives that will not adversely impact environmental health and the personal safety and well being of our residents. Utility scale facilities and corridors, if deemed necessary, will be upgraded and/or developed in a

manner that will not alter or unduly impact our scenic resources and quality of life.

Overall Goals

1. Encourage the use and development of alternative energy, information technology, and energy conservation activities.
2. Support the provision of all necessary utilities to Panton residents, institutions and businesses, and encourage future development of additional or new services where appropriate and feasible.

Strategies, Actions & Objectives

1. Encourage residents, businesses, and developers to participate in Efficiency Vermont program, as appropriate.

Section 11. **Transportation**

Panton has a modest road network with a total of 27 miles of roads in Panton. Route 22A, which is a Class 1 highway, is the major state route running north to south on the eastern side of town. There are 24 miles of Class



2 and 3 roads, and 2.8 miles of Class 4 roads in town. There are also a number of private roads in Panton.

The classes of Panton town roads are as follows: Class 1 are State numbered roads (22A); Class 2 are those designated town highways that secure trunk lines of improved highways from town to town (e.g. Panton Road); Class 3 are all traveled town highways other than Class 1 or 2 highways which drivers of passenger cars can negotiate in all seasons (e.g. Hopkins Road; the southern extension of Jersey Street); Class 4 are all other town highways, including those which are untraveled or lacking access (e.g. southern extension of Hopkins Road). Trails are not considered highways, and the town is not responsible for any maintenance on these trails including culverts and bridges.

In terms of functional classification, Route 22A is classified a minor arterial road, Panton/Sand Road and Basin Harbor Road are classified as major collectors, and Lake Road is considered a minor collector. This functional classification describes the roads' use and value as part of the region's transportation network.

It should be noted that in the Addison County Regional Plan, Vermont Route 22A and the Basin Harbor Road are termed "regionally significant facilities and services."

Traffic

Traffic volumes and speeds may also become a concern for Panton and Lake Roads, as these routes serve commuter and truck traffic from New York State and Addison County destined for Goodrich Aerospace or Chittenden County, serving as short cuts from Route 7 to the Crown Point Bridge.

Road Condition and Safety

The most recent traffic and sufficiency rating information for Route 22A in Panton as of 2001 includes the following information (as provided by the Addison County Regional Planning Commission):

AADT (Average Annual Daily Traffic): 4,600

Crash Rate: .17

Travel Width: 24'

Roadway Width: 28'

Condition: 28.2 (out of 50)

Safety: 21.4 (out of 25)

Service: 22.5 (out of 25)

Basic: 72.2 (out of 100)

Traffic Adjustment: -0.1

Adjusted Rating: 72.1 (out of 100) = "Fair"

In understanding what the sufficiency rating is, it is best to quote from the introduction to the sufficiency rating report for Route 22A: "The theory behind the sufficiency ratings is

fairly straightforward. A section of highway that meets all minimum standards and is completely adequate in all aspects rates as 100. Any deficiency in the highway that affects the structural condition, efficient movement of traffic/service, or safety, reduces the rating according to the degree of inadequacy when compared to a uniform set of standards."

The Regional Transportation Plan highlights a portion of 22A in Pantton as having a sufficiency rating of "fair," implying that poor road or traffic safety conditions exist in these locations. Route 22A in Pantton has a relatively high average daily traffic flow, serving 4,600 vehicles, up from 4,180 in 1996.

Pantton has an ongoing road maintenance and re-surfacing program. Several gravel roads have been paved recently, including the southerly end of Arnold Bay Road to the Ferrisburgh town line. The bridge over Dead Creek on Pantton Road was reconstructed in the 1990s.

There are major problems with road safety in several locations in Pantton, including the junction of Pantton Road with Jersey Street, the junction of Pease Road and Jersey Street, and the curve at the junction of Pease Road and Lake Road. Signing and realignment are possible considerations for addressing these concerns.

Route 22A Bypass

One option proposed for Route 22A as part of the 1993-94 Route 7 Corridor Study conducted by the Agency of Transportation was a bypass of Vergennes on its westerly side, a route which would significantly affect a portion of Pantton which is presently undeveloped. Town residents have already voiced concern over this proposal, and the town should discourage the development of this route. This concern is heightened by the fact that the Vergennes Board

of Alderman has gone on record as endorsing this route. It is unlikely, however, that this bypass will be built anytime in the near future.

Public Transportation, Rail and Air Travel

There is no public transportation available in Pantton, although bus connections are available through a Vermont Transit stop in Vergennes, and Amtrak Rail Service is available in Port Henry, New York, 25 minutes from Pantton Four Corners. There are no rail lines in Pantton, although Vergennes is on the Vermont Railway network.

Addison County Transit Resources (ACTR) does provide commuter bus service connecting Vergennes, Bristol and Middlebury from bus stops in Vergennes. A commuter bus route to Burlington is operated by Chittenden County and stops in Vergennes as well.

There are two private airstrips in Pantton, on Lake Road. The nearest public facility is the County Airport in East Middlebury, owned and operated by the State of Vermont, although that airport has no commercial service. Burlington International Airport in South Burlington is the nearest commercial airport and provides regional, national, and international airline connections.

Recreation

Pantton has one boat launch area that provides access to Lake Champlain for commercial and recreational boating. There are no sidewalks, bike paths, or designated hiking trails in Pantton, although the town experiences heavy bicycle use on its roads during the spring, summer and fall, and the safety of these travelers will become an issue as their numbers continue to mount.

The Lake Champlain Basin Program has developed a Bikeways System that includes roads and routes in Pantan. Local residents and tourists use the road network for recreational and functional travel. To this end, future transportation planning in Pantan should place a priority on the management and designation of official bike routes.

In particular, the concept of a Pantan to Vergennes Class 1 Transportation Path for non-motorized travel is proposed as a parallel route to Pantan Road from Pantan Four Corners to the town boundary with Vergennes. This proposal is consistent with the impetus to develop alternative travel options and path systems for communities throughout the state.

The town has a trail across Dead Creek at West Road that is a discontinued path to West Pantan and could be opened to non-motorized traffic. A Recreation Committee could be established to work on developing bicycling, hiking and riding trails in town.

Vision

We plan to continue exploring ways to connect with the rest of our region in terms of the provision of services, recreational and educational opportunities. Regional bikeways are one example of this vision.

We foresee that the lakeshore will be more accessible than it has been, with an active town facility at Arnold Bay accommodating swimming, fishing, boating and even moorings for longer-term use.

Overall Goals

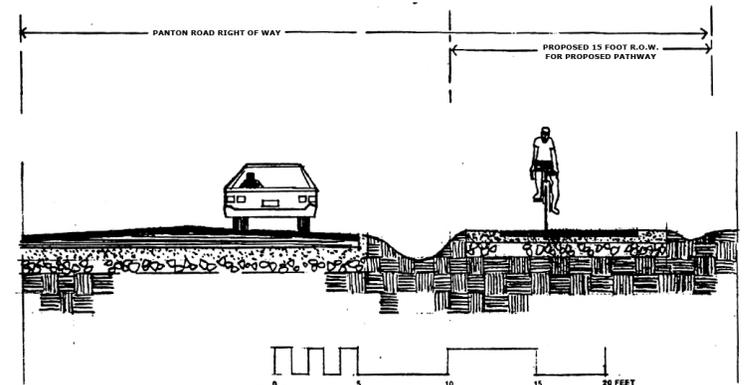
1. Encourage safe and efficient travel for all modes of transportation (including walking and biking)

throughout the town of Pantan on our local and state highways.

2. Support local and regional public transportation.
3. Continue to support safe pedestrian and bicycle transportation both within Pantan and in linkages from the town connecting elsewhere in the region.

Strategies, Actions & Objectives

1. Monitor regional highway development plans that have the potential to affect Pantan. Monitor State Agency of Transportation activities as they relate to or affect Pantan.
2. Consider planning for a proposed Pantan-Vergennes bicycle linkage and seek state planning funds, if and when available.
3. Review highway signs in Pantan and change as needed.
4. Support Scenic Byway initiatives as they relate to Pantan.
5. Monitor at specified intervals traffic volumes along Pantan's major and minor collector roads and overall traffic safety issues related to planning and development.
6. Discuss with ACTR possible public transit options for Pantan and to serve the elderly.



A proposed future recreation path along Pantan Road.

Section 12. **Recreation**

Organized Recreation

At present organized summer recreational activities are offered in the city of Vergennes including: a Little League, Babe Ruth League, softball league and soccer league, pool facilities and public tennis courts. While competition for the playing fields is intense and may limit the opportunity for expansion and increased participation in the future, the pool and the tennis courts are underutilized at present. All of these activities require travel to Vergennes.

State Facilities

Town residents have access to Button Bay facilities including a pool, boating and a nature trail.

Water-Based Recreation

Within the town of Panton, Dead Creek and Otter Creek and the lakeshore at Arnold's Bay provide opportunities for outdoor recreation. Maintaining and improving water quality, improving public access where feasible, and protecting shorelines from incompatible development could enhance enjoyment of these areas.

At Arnold's Bay, the town owns 1.7 acres with 600 feet of shore frontage that serves as a town beach, boat launch, and picnic site. The limitations of the site include weed infestation, a lakebed surface of clay and stone, maintenance, safety concerns, and access. Parking would probably need to remain at the road head, with access to the swimming area by foot only. A possibility of installing a dock at the area could be explored.

Assistance with maintenance at the state and federal levels could be obtained through the Vermont Water Quality Division's Lakes and Ponds Management Unit and the U.S. Army Corps of Engineers. The latter informs us that weeds may be cleared by hand or with the use of a York rake.

In Panton both Otter Creek and Dead Creek are navigable waterways for smaller motorboats, canoes and kayaks, providing excellent opportunities for recreating including fishing, photographing, and wildlife viewing. Access to Otter Creek is primarily offered in downtown Vergennes, in Ferrisburgh and in Addison. In Panton, Dead Creek can be accessed at West Road and at the bridge on Panton Road, which are popular sites for fishermen, but both are compromised by illegal dumping of refuse. The town, in concert with the state, should work to improve the environment at these locations.



Use of Private Land

As the population grows, recreation such as hunting, which has always been integral to the rural way of life, has come under increasing pressure from competing interests. There are still areas of forested and open lands which remain accessible, and many landowners allow hunters and other to continue to use their land, but that informal arrangement is increasingly vulnerable. Responsible, environmentally sensitive usage by individuals should be encouraged (seeking permission from the landowner before using the land; not leaving trash) so that unposted land may remain accessible to the public.

Trails

Throughout the town there already exist a number of trails and Class 4 roadways such as West Road. Other informal networks that are utilized by hunters, skiers, hikers, horseback riders and recreational vehicles exist throughout the town and could be recognized and enhanced. The town should support the development of additional nonmotorized trails and/or recreational vehicle trails while respecting private property and wildlife habitat. Areas for consideration of such attention might be along or near Sand Road, Lake Road, Jersey Street, Hopkins Road, South Road, and Slang Road, and along portions of Otter and Dead Creek. The Middlebury Area Land Trust has expressed interest in exploring the possibility of expanding its support in the future to include such areas if there is sufficient local interest and support.

Such considerations as access to rights-of-way, constraints of existing terrain, cost of development and maintenance, safety, and environmental impact would need to be studied in depth. Funds could be sought at the state level through the Land and Water Conservation Fund or the Recreation

Division's Transportation Path Program. Creative incentives for private landowners to provide rights-of-way such as those supported by the Middlebury Area Land Trust, might be considered. Membership in the Lake Champlain Scenic Byways program could enable the town to enhance designated areas by providing a funding source for signage, surface upgrades, etc..

Currently a route exists called South Road, which extends across Dead Creek at Third Bridge and connects to Jersey Street. Travelled by bikers, hunters, ATV users and others, it is a valuable recreational resource for the town and should be formally recognized as a road, so that it can be maintained as such. Informal exploration of the possibility of creating a trail from Vergennes into Panton has begun.

The town is participating in the Lake Champlain Basin Program and the Lake Champlain Bikeways system. The latter has established two designated theme loops passing through Panton; *Rebel's Retreat* which runs along Lake Street and Jersey Street, and *Otter Creek Wandering* which extends along Hopkins Road and East Road in Vergennes, both of which are identified with signage along the routes and have maps available online at www.champlainbikeways.org.

There remain concerns regarding the significant hazards that exist with the confluence of cyclists, pedestrians and operators of motor vehicles on roadways lacking shoulders and/or adequate visibility throughout the town. Panton Road and Lake Road are considered especially dangerous, and the procurement of funds to alleviate the danger by creating bike lanes or wider shoulders on existing roadways should be a priority.

Public Space

A small park was created with Lake Champlain Partnership Program funds on Jersey Street opposite the Panton General Store. This park is well used by bicyclists and visitors to Panton, has picnic tables and a bike rack, as well as an interpretive sign. It has a spectacular view of the Green Mountains and the Champlain Valley.

Currently a Vermont ATV Sportsman's Association trail is routed through Panton. The trail begins on 22A west on West Road and travels north along Slang Road to Stovepipe City Road and on to Ferrisburgh.

Vision

The town's vision for recreation is to support recreational opportunities for all our residents and visitors where appropriate. A wide range of recreational programs and facilities contribute to our quality of life and our health and thus should be encouraged and supported. We want to maintain our lakeshore access both visually and physically where possible and continue current trail use, water sports, fishing, and hunting where such activities are traditional, acceptable and ongoing.

Overall Goals

1. Promote safety and access for walkers and cyclists along Panton's roadways.
2. Plan for recreational development in concert with the strengthening of the local economy and tourist amenities such as B&Bs.
3. Continue to improve lakeshore access.

4. Improve water quality through measures such as phosphorus reduction, erosion prevention, and control of Zebra Mussels, Eurasian Milfoil and other invasive species.
5. Expand the access to information regarding Panton's unique recreational opportunities through the creation of a targeted segment on the Panton website with links to other recreational sites in the state.

Strategies, Actions & Objectives

1. Develop and expand bikeways and walking trails in Panton to link historic, recreational and natural areas. Seek funding, such as state planning grants, to develop and implement the plans.
2. Consider supporting the establishment of easements for or outright purchase of conservation land for public use and recreation.
3. Work with state officials to ensure compliance with all lake and water safety regulations.
4. Continue to manage Arnold Bay for its current uses.
5. Explore conditions for motorized and non-motorized recreation in Panton to provide a balance for both types of users.
6. Initiate a Panton Recreation Group to support the development and maintenance of recreational resources in the town.
7. Enlist the participation of the Job Corps in cleaning up the access sites along the Dead Creek on a regular basis.

Section 13. **Historic, Cultural and Scenic Resources**

The legacy of Panton's history is present in its historic structures and sites, and the tradition of land use that has evolved over time. The architectural styles in Panton reflect the periods of growth and progress in the town, ranging from vernacular stone structures, to Federal period styles, the Greek Revival architecture of the Town Hall and Baptist Church, and the Italianate design of several prominent residences. See Map 12. Historic Resources

Historic Districts and Buildings

There are 74 structures in Panton on the State Register of Historic Places, a fact that reflects the extent of the historic resource in this community. In addition to this, the historic town center at Panton Four Corners is a state designated Historic District, with its historic settlement pattern and most of its historic structures intact.

One troubling issue is the fate of Panton's historic schoolhouses, all but one of which is in private ownership. Two of the remaining stone schoolhouses (which were one room, village schools developed in the age before motor travel) are in poor condition, and one of the wooden schoolhouses (on Jersey Street) was sold by the town and is now a private residence.

In hindsight, one regrettable development was the sale and removal of the Old Stone Schoolhouse on Lake Road. While the town was uncertain as to how the building could be used and how to underwrite its maintenance, by allowing its removal from its site, the town lost a part of its history forever. The positive side of this is that the building has been restored as the headquarters of the Lake Champlain Maritime Museum, just a short distance away at Basin

Harbor. A marker commemorating the site is supposed to be placed by the Museum, but this has not occurred.

The remaining schoolhouse in town ownership is at the Town Garage site and is vacant and deteriorating. The town must act soon to develop a plan to maintain and use this important piece of Panton's past.

Historic Sites

Arnold's Bay is one of the most significant sites of the Revolutionary War and an important historic site in Panton. A historic sites marker celebrates the events of its Revolutionary War history. Recent archaeological investigations unearthed remnants of the original Ferris Homestead overlooking the Bay. Additional sites exist in Panton, and these should be demarcated as well with commemorative plaques.



Arnold Bay, from boat launch looking southeast.

Finally, it should be noted that the ridge running to the east of Lake Champlain has its own historic value due to the presence of numerous fossils visible on the surface of the shale.

Cemeteries

The numerous historic cemeteries of Panton are also part of the town's history, where many prominent local residents are buried. They include Adams Ferry Cemetery, where many original settlers are buried, including the descendants of the Ferris, Shepard, and Spalding families. Kent Cemetery was created in 1830 and is still in use. The Hawley Cemetery surveyed in 1788, contains plots that were developed between 1803 and 1910.

Two other cemeteries, the Adams and Spaulding Family Burial Lots, were established in Panton and, although the Spaulding Lot is abandoned, the remains having been transferred to a burial site in Vergennes.

Scenic Resources

Panton is an extraordinarily scenic town due to its open landscape, low hills, and regional context, situated in the Champlain Valley floor, surrounded by mountains to the east, west and south. The highways of the town, particularly Route 22A, afford exceptional long distant views of Lake

Champlain and the high peaks of the Adirondacks. Many of the roads are through pasture or cropland areas and have unobstructed views in all directions.

Another particularly scenic resource is the ridge paralleling Jersey Street in the western section of the town. From open areas along this ridge on Adams Ferry Road, 360 degree views provide eastern panoramas stretching from Mount Mansfield in the north to Killington Peak in the south, and the valley environs in the fore- and mid-grounds.

The lake provides yet another visual amenity. Lake Road has a number of outstanding views along its length, and the access area at Arnold Bay is a fine lake viewing location. Some of Panton's natural areas along Dead Creek are scenic in and of themselves; the view of a field almost white with hundreds of Snow Geese is common in Panton.

There is no question that most of Panton's roads are scenic, whether they lie on the west or east side of town. This poses the question as to whether the town should formally designate them as such, an act that could enhance the ongoing preservation of Panton's scenic qualities for future generations.

Vermont Statutes Annotated, Title 19 §2502 provides the framework for town designation of scenic roads. The legislative body of a municipality, with the recommendation



This typical vista in Panton shows the Green Mountain Range and Snake Mountain.

of the planning commission or on its own initiative, after one warned public hearing, may designate a town highway as scenic.

This designation does not remove a highway from eligibility for receiving state aid and, in fact, may afford opportunities for receiving additional funds earmarked specifically for management and enhancement of scenic roads and their environs. It should be noted that designation of scenic roads in no way precludes the rights of individual landowners whose property is adjacent to a scenic road so designated.

Designating scenic roads is one step towards recognizing scenic assets. A number of tools exist for scenery preservation, including initial inventory and identification of scenic resources, outright land purchase, purchase of development rights, and implementing conservation or scenic easements.

These methodologies aside, maintaining and enhancing local visual and scenic quality begins with the individual landowner and developers of new projects. As subdivisions are altered or developed, some basic guidelines may be observed which will help maintain visual and scenic quality and a partial listing of some basic considerations are as follow:

1. Careful siting of structures to fit the landscape and minimize visual intrusion. Siting structures within the tree line or against the backdrop of tree lines minimizes visual impact, particularly in a town where there is so much open land. Placement of buildings in the middle of large open fields can undermine landscape quality; appropriate grading and landscaping can, to some extent, reduce the impact of building in such locations.
2. Site design that is consistent with the location to include road layout that respects topography, clustering of

buildings, structures and utilities, and landscaping that relates to surrounding vegetative and topographic patterns. Good site design ultimately saves money and increases property value. The concept of clustering and sensitive siting is particularly important when and if large properties, such as farms, are redeveloped for residential or commercial purposes.

3. Building design that includes sensitive scale, massing, and general aesthetic concepts. This does not imply a specific architectural style is better than another, but suggests that well established design principles be employed where possible in new construction and additions to existing structures, particularly those which are of historic value.
4. Recognition of natural features and environmental factors in site and building design. Development that recognizes and relates to existing conditions will, over time, be energy efficient, less costly to maintain, and provide a more amenable environment for living and working.



Monument near Arnold Bay

Lake Champlain Byway

Town of Panton Selectboard voted to become a member community in the Lake Champlain Byway in 2010. The State of Vermont Scenery Preservation Council will consider that request and by 2011 it is hoped that the Town will be approved as the newest member community. The Lake Champlain Byway is part of the Vermont Byways Program which is based on and part of the National Scenic Byway Program. The Byway program was developed to recognize and promote the unique resources and community values associated with road based scenic corridors throughout the United States. Vermont has 6 Byways and they are all based on each Byway's "intrinsic resources", which include historic, cultural, recreational, natural, archaeological and scenic resources.

Panton's intrinsic resources include the following:

Historic/Cultural

Arnold Bay
Ferris Homestead Site
Panton Four Corners Historic Village District
Panton Town Hall
District School Houses

Recreational

Lake Champlain Bikeway
Panton Memorial Park
Arnold Bay Boat Access

Natural

Champlain Thrust Fault - unique geological feature
Clayplain Forest
Lake Champlain
Dead Creek
Otter Creek

Archaeological

The clays and shales which comprise much of Panton's geology also include the imprint of ancient fossils from the Jurassic era. Traces of indigenous people's former presence in Panton can be found in the occasional arrowheads which surface in the Dead Creek lowlands.

Scenic

Panton Memorial Park

Scenic Roads include 22A, Panton/Sand Road, Lake Road, Adams Ferry Road, Arnold Bay Road, and Hopkins Road

In Panton 22A would be the primary designated byway route, with Panton Road/Lake Street the secondary route. All of the town would be included in the byway. The Byway Corridor and associated roads are subject to traffic safety and transportation planning processes which identify opportunities for enhancing multi-modal travel and traffic and pedestrian safety initiatives. Developing scenic pull-offs and corridor amenities related to roadscapes are another integral component of byway planning and development.

Regional byways are all developed from grass roots, community based efforts which are built around these resources and are integrated with economic development and tourism. When Panton becomes a Byway community, options will include an opportunity to maintain and enhance our local assets and to develop them in a coordinated way to make the most of our town's resources both for local benefit and to engage those who would visit our town.

Vision

Panton's historic, cultural, and scenic resources are an integral part of our community's legacy and are integral to

our quality of life. We seek to preserve those qualities which make Panton unique and which are the reasons, in part, that many of us live here today. Our respect for the past and those qualities of our town which we value can inform our future in a manner that respects and retains those qualities for the coming generations to appreciate and enjoy.

Overall Goals

1. Maintain and enhance community facilities and lands which have scenic, historic and cultural value.

Byway Related Goals:

1. To become a member of the Lake Champlain Byway.
2. To participate in Lake Champlain, Vermont and National Scenic Byway programs and opportunities.

Strategies, Actions & Objectives

1. Guide and oversee lakeshore development and conservation in a manner that complements scenic and historic values.
2. Explore energy efficient transportation modes such as public transportation, trails, and bike paths that complement land use patterns in Panton and provide access to the Town's resources.

Byway Related Strategies/Activities/Objectives

1. Continue to support efforts to restore and renovate the Panton Town Hall and to enhance its use as a town center and future visitor center.
2. Consider appropriate enhancements and upgrades to Memorial Park at Panton Four Corners as a scenic overlook and picnic area.
3. Promote safe biking along the Champlain Bikeway and throughout town with signage and, in the future, improved shoulders, where possible and appropriate.
4. Add to the interpretive sign system already established at Panton Memorial Park.
5. Review the status and condition of other public access and use areas in Panton.

Section 14. **Lake Champlain**

Lake Champlain is an extraordinarily important environmental, recreational and economic resource for the town of Panton and the state of Vermont. Lake Champlain's water serves as drinking water for the area and the lake's clean water and aesthetic beauty continue to draw business and tourists to the region. Water quality is critical for the lake to continue as the major regional drinking water supply and to sustain a healthy fishery and activities such as swimming and boating.

The significance of Lake Champlain and its watershed have been underscored with the designation of this resource and its environs as an International Biosphere Preserve. Lake Champlain was also designated a resource of national significance by the Lake Champlain Special Designation Act (Public Law 101-596), which was signed into law in 1990.

The act's goal was to bring together people with diverse interests in the lake to create a comprehensive pollution prevention, control and restoration plan for protecting the future of the Lake Champlain Basin. This goal has been realized by the plan, Opportunities for Action. The Lake Champlain Basin Program is currently working to implement the plan by addressing water quality issues, land and water use, and recreational and educational opportunities throughout the basin.

There are a number of distinct and unique planning issues and opportunities related to the lakeshore environment and the management and use of the lake resource itself. Panton will have to continue to focus on these issues and develop consistent and effective



policies and programs to successfully address them over time.

Erosion and Pollution

Opportunities for Action identified four priorities for the Lake Champlain Basin, three of which are directly related to erosion and pollution in the lake.

1. Reduce phosphorus inputs to Lake Champlain to promote a healthy and diverse ecosystem and provide for sustainable human use and enjoyment of the lake.
2. Reduce toxic contamination to protect public health and the Lake Champlain ecosystem.
3. Minimize the risks to humans from water-related health hazards in the Lake Champlain Basin

Local planning can be used as an implementation measure to achieve these priorities. Local plans should delineate lakeshore districts that would include land that is visually, functionally and physically related to the lake. In Panton this would include all the land that is west of the height of land demarcating the Dead Creek Watershed.

To preserve lakeshore character and reduce sedimentation and runoff carrying nutrients like phosphorus and pollutants into the lake, bank stabilization is critical. Local regulations should require development setbacks to prevent increased bank erosion and pollution.

Panton's farmers have changed their management practices to reduce the amount of nutrients running off into the lake.

Soil conservation and ecologically sound farm management practices are being actively supported and implemented through the activities of the Natural Resource Conservation Service. Continuation of these programs and the participation of Pantons landowners in them are supported by this plan.

Another important consideration for the reduction of phosphorus and the prevention of water-related health hazards is the replacement of failed or substandard septic systems. A program to identify these types of problems and prepare remediation plans may need to be developed in the near future, as voluntary compliance with health standards and regulations has not always been forthcoming. New construction and renovation projects along the lakeshore might trigger site and septic system review, and zoning should require adherence to accepted or adopted standards for aesthetic and environmental quality.



Shoreline Vegetation and Stabilization

Shoreline vegetation stabilizes soil, prevents erosion, and thus reduces sedimentation and increased turbidity. Shoreline vegetation provides food for fish, screens buildings, and preserves the natural character and look of the shoreline. It is an important aesthetic element. A minimum buffer or filter strip of 50 to 100 feet of natural vegetation should remain intact where possible. Replanting should be encouraged to improve conditions that may already be altered and eroding, or aesthetically degraded. Techniques for preventing shoreline erosion can be found in

The Shoreline Stabilization Handbook for Lake Champlain and Other Inland Lakes, which is available for review in the Pantons Town Office.

Lake Encroachment

Structures in the lake itself are subject to permit approval by both the Vermont Department of Environmental Conservation (for projects constructed at or below the average annual or mean water level of 95.5' above sea level) and the Army Corps of Engineers (for projects constructed at or below the mean high water level of 99.8' above sea level). Excluded from this provision are temporary structures removed on a seasonal basis.

Public Access

Under the Public Trust Doctrine, public waters of the state are to be maintained with a minimum of hazards and accessible to all.

Pantons has few public access opportunities along the lakeshore within its boundaries. There are two state parks located on the lakeshore in adjacent towns, Button Bay State Park in West Ferrisburgh and D.A.R. State Park in Addison.

The Arnold Bay boat launch area has been managed to facilitate public use, but it has limited space. The steep access road does not promote safe or easy access on foot, and eventually a stairway or walkway may need to be built.

The narrow right-of-way at Turkey Lane experiences minimal use and is limited for recreation activities as the

shoreline is not conducive to swimming or passive recreational uses.

The Lake Champlain Land Trust has purchased Rock and Mud Islands, and these properties are now accessible to the public. Panton should continue exploring any other opportunities that exist for lakeshore conservation, land preservation, and additional public access.



Aesthetics

Visual quality and aesthetics are integral to our appreciation and enjoyment of the lake and its environs, and every effort must be made to preserve and protect the natural beauty and scenic qualities of the lake and its shore lands.

Visual access to the lake is important also, enhancing property values and contributing directly to the quality of life in Panton. Agricultural meadows adjacent to the shore and areas where there are now unobstructed views of the lake from public roads should be maintained. Site plan review for lakeshore development proposals might be one basic provision that could be adopted in the zoning regulations to address these issues.

In approving a lakeshore residential development, the Panton Planning Commission granted a permit with specific conditions that required the clustering of buildings and the preservation of a meadow that afforded views of the lake from the road. Minimizing visual impact is possible with sensitive site planning and architectural design, sufficient set backs of structures, landscaping, and the preservation of existing site character. The town should balance these initiatives to ensure that it respects private property rights.

Section 15. **Natural Resources and Environment**

Panton is part of the Champlain Valley Lowland physiographic region, and, in fact, is probably the state's lowest lying town in terms of elevation, with its lowest point being about 100 feet above sea level and at its highest, along the Vergennes ridge, at about 300 feet. (Physiography is another term for geomorphology, which is the study of the characteristics origin and development of landforms).

The town's great scenic asset, long range views, is perhaps attributable to its physiography, for the roads in and around Panton's open lands, low ridges, and lakeshore afford the traveler and resident alike sweeping views of the central Champlain Valley, the Green Mountains and Adirondack High Peaks.

Panton is also part of the Lake Champlain International Biosphere Preserve, a designation that recognizes the outstanding environmental qualities of the area, and which has led in part to the federally funded Lake Champlain Basin Program, ongoing since 1994, and designed to address environment quality and land use management issues.

Panton has very little land in public ownership. The State of Vermont owns 205 acres as part of the Dead Creek Wildlife Management Area, and less than an acre in the Lower Otter Wildlife Management Area is located in the town. The Lake Champlain Islands Trust has purchased and preserved several islands in Panton and adjoining communities.



Climate

Vermont as a whole is influenced by continental air masses and the jet stream flow. Its climate classification is humid continental-cool summer. At the confluence of several major weather patterns, regional weather is variable, with frequent low and high pressure systems converging, bringing either moisture laden, humid or warm air masses on prevailing southwesterly winds or cooler fair weather patterns borne on northwesterly winds from the arctic regions. Nevertheless, microclimate is a determining factor in Panton's localized weather.

On one height of land near the lake, the clear view reaches from Mt. Mansfield in the north to Killington in the south, and to the west, Mt. Marcy, and the highest peaks of the Adirondacks loom over Lake Champlain.

Panton's position on the valley floor substantially influences its climate. The western section of the town is only five miles from the eastern foothills (elevation 1000-2000' above sea-level) of the Adirondacks, and the eastern height of land is within 20 miles of the Green Mountains. Panton is bordered on the west by a deep section of the lake (120 to over 200 feet deep in sections), which is typically 3 to 5 miles wide at this point. The mountains to the west create a rain (moisture) shadow that keeps precipitation levels among the lowest in Vermont.

The moderating influence of the Lake's warmer temperatures in fall keeps the valley floor more temperate, extending the growing season to over 150 days, which is almost a month longer than that of the upland areas of the state and spans from April to October in some years, adding to the areas' appeal as an agricultural setting. The United States Department of Agriculture Hardiness Zone Map (the map on which plant hardiness ratings are based) has put Pantton in Zone 5, which has an average annual minimum temperature of between 15-20 degrees Fahrenheit. The Green Mountains



to the east induce orthographic cooling, creating frequent cloud cover in the region and often signal weather changes associated with changing frontal systems of low and high pressure.

These factors contribute to Pantton's slightly milder winters, although some storms along the lake (summer squalls among them) and so-called "lake effect" snow can bring on unique weather-related phenomena. When the lake freezes, (usually by February), the winds seem colder, and lakeshore

sites and open fields feel the full brunt of winter. During the heat of the summer, the lake moderates the temperatures in an opposite manner, with cooling on shore and off shore breezes that fluctuate from dawn to dusk and keep some parts of town cooler than the more developed areas in the town and cities that surround this part of the valley.

Because of its setting, climatic extremes are not as great as those areas outside of this section of the valley, and this leads to the realization that Pantton is perhaps a more comfortable area to live in than the uplands of Vermont and the more mountainous sections to the west and north.

Geography and Geology

Pantton is still primarily a rural town. Its geology and geography factor in to this. It is almost equidistant from the two major centers in this part of the state: Burlington and environs, and Middlebury. Bordered on the east by the "smallest city (in terms of physical size) in the U.S.," Vergennes, Pantton's 1990 population of 606 and area of 14,272 acres makes it among the smaller communities in Vermont. It is a town without a post office and school, although historically it had both.

The heavy clay soil and distance from major employment centers have kept Pantton off the so-called "beaten path," although recent trends toward longer distance commuting have changed the make-up of Pantton residents' places of employment. Even so, the town lies far from an Interstate and has but one state highway, Route 22A, running through it, along its eastern edge. Coupled with this factor is the historic settlement pattern of large farms (by Vermont standards) and favorable soils for crops but not septic systems. The clays of lacustrine deposits and the relatively flat topography have lent themselves to large-scale agricultural endeavors, primarily dairy and beef farming.

The lands of Panton, West Addison, and West Ferrisburgh to the north, share in the western slope of this part of Lake Champlain. It is delineated by a low ridge of shale limestone/dolomite rock and includes block faulting, which is seen in the escarpments running parallel to Lake Road and along the lake north of Arnold Bay. This formation delineates a linear drainage basin that reaches to the lake on the west, with the other drainage east into Dead Creek, flowing north to its confluence with Otter Creek.

The geological history of the Champlain Basin is a complicated account of continental forces coupled with the more recent effects of glaciations. Indeed, at one point the entire town was underneath the waters of "Lake Vermont" and then partially submerged under the so-called "Champlain Sea", both water bodies resulting from the recession of stages of continental glaciations. The Champlain lowland, of which Panton is a part, is a broad basin bordered on the west by the Adirondacks and on the east by the Green Mountains. Thrust faults provide relief within the lowland, but the Cambrian and Ordovician rock strata that predominate, lie nearly flat. Since glacial times some streams have cut through the rock in a modest fashion, with Otter Creek being the most notable in that part of the valley where Panton is located. The bedrock surface is visible in many locations, particularly on the heights of land just east of the lakeshore and on the Vergennes thrust fault. This fault is the prominent topographic and geological feature in the eastern section of the town. The presence of the shale in particular, as a mineral resource has influenced the architecture of the town, as this rock, commonly known as Panton Stone, is used as a building stone and continues to be in demand throughout this part of Vermont for its bedding characteristics, color, and form.

Along the lakeshore, a band of shale is found, and this is a fine textured rock easily weathered and eroded and

containing numerous fractures. Other bedrock types present in Panton include primarily metamorphic and sedimentary material such as slates, limestone, and dolomite rock.

Soils and Hydrology

The geology and geomorphology set the stage for the hydrology of the area, insofar as surface and subsurface water systems are determined by the physical conditions created by the rock types and the landforms present.

There are two major stream systems in Panton: Dead Creek and Otter Creek. The bulk of Panton lands are in the Otter Creek Drainage Basin, which drains a total of 936 square miles in Vermont. The Dead Creek area is considered a significant deep rush and cattail marsh system, and although not designated as a Class I Wetland, the town could petition the state Water Resources Board for such a designation to ensure statutory protection of this resource. Numerous seasonal streams drain from the heights of land into either of these drainage basins, as well as into Lake Champlain. The far western section of Panton is part of the Lake Champlain Drainage Basin, with waters flowing directly to the lake. Numerous wetlands abound, and there are large areas where extensive groundwater flow occurs. A potential groundwater protection area exists in Panton constituting the entire shore land area adjacent to Lake Champlain that is considered a recharge area due to the presence of groundwater flows towards the Lake itself. A default wellhead protection area is also located in a 3000' radius centered on the Arnold Bay Water Plant intake location, and as described in An Analysis of Wellhead Protection Areas in the Addison Region, a report prepared by the Addison County Regional Planning Commission in 1990.

The heavy depositional soils laid by former glacial lakes and inland seas provide Panton with some of the state's richest

agricultural lands. The low lying and relatively level terrain coupled with the comparatively moderate climate, compared to the rest of the state, support agricultural endeavors, and indeed while Panton's overall number of farms has dwindled, the size of the remaining farms has increased. The result is that in 1992 Panton still has the appearance and feel of a primarily agricultural community. Small-scale agricultural activities are also visible in the town and are a relatively new development. Several nurseries and some Christmas tree farming are examples of silvaculture, a type of farming that may grow in viability during the next decade.

Despite the extent of farming which currently and historically characterized Panton, these soils are difficult to work and slow to drain. The fine textured soils derived from similarly textured parent material hold water and are exceedingly slow to drain. This in turn has implications for everything from road building and foundation design to the design of in-ground septic systems. This fact alone will continue to limit or prevent residential, commercial, and industrial development, particularly without a municipal sewer system. Another problem created by these soils and the town's hydrology is that the clay banks of Panton's lakeshore are subject to erosion, and indeed, there have been ongoing losses of lakeshore lands coupled with stabilization efforts by private property owners to reduce or limit this problem.

Extraction of Earth Resources

The primary earth resources present in the town of Panton consist of topsoils and Panton stone, the native shale stone used for building. Occasionally crushed shale stone is used for road construction and similar types of site work. The extraction of such resources is only possible with a Zoning Permit and any commercial extraction of such resources is subject to review and approval by the Planning Commission

and must be in accordance with Section 526 of the Zoning Ordinance. Any extraction of earth resources in Panton shall be done in a manner so as to not unduly impact the character of the neighborhood the activity is proposed for, and with respect to the public health, safety and welfare of the town's citizens and property owners.

Fisheries and Wildlife

Panton abounds with small game and has been a site for the state sponsored wild turkey release program, which has been, by all accounts, successful in reintroducing the bird to the Champlain Valley. A wide variety of small mammals are present in Panton, from opossums to raccoons. A recent reintroduction has been the coyote, and it is common to hear or see these animals throughout the town, especially along wooded corridors. The presence of extensive open lands bordered by wooded sections creates ecotones or edge habitats in which many animal and bird species thrive. The extent of open land has limited deer habitat, and Panton has a relatively small deer herd, and the Vermont Department of Fish and Wildlife has not identified any winter deer range in the town.

An occasional bear, bobcat, and even moose have wandered into these parts, but for the most part larger wild animal populations are non-existent in the town.

Panton is perhaps best known for its wildfowl populations. The Dead Creek Wildlife Management Area and abutting lands provide excellent food sources for huge flocks of Canada and Snow Geese, including some flocks that remain through several seasons of the year. The town is located on a major continental flyway. Large flocks of other migratory birds and songbirds also frequent Panton, and hawks and owls are common. In the wetland areas and slow moving water bodies, the great blue heron is frequently sighted.

Vegetation and Woodlands

Panton is primarily an open landscape of pasture and cropland punctuated with corridors of forest land and remnant woodlands or woodlots. As some lands are taken out of farming, the progression from field to forest begins, and this is evident in many locations throughout the town. These lands do serve their purpose as wildlife habitat, but over time will need to be managed to ensure a succession to healthy, productive forestland.

Panton is truly a transition environment for tree species, containing those species commonly found further to the south as well as those types found in the uplands and mountain areas of Vermont and New York. The tree species that predominate in Panton are typically referred to as the Oak-Pine association along with the Northern Hardwoods. White Pine is plentiful and is the most widespread species in Panton. Wooded areas of Panton contain mature oaks, hickories, and maple. Ash, poplar, beech, hardhack and cherry are also found particularly on higher ground and low ridges. Bottom land species such as elm and Balsam poplar are also present, although the magnificent elms are slowly but surely disappearing, victims of the Dutch elm disease.

One issue that is affecting the health of our forests and the successional pattern is the increasing competition from invasive species including Buckthorn, non-native Honeysuckle and perennials such as Wild Parsnip (which has spread along many of our roadsides and into fallow fields). The eradication of such species is challenging and needs to be addressed not only on a regional scale, but also on a site by site basis.

According to inventories conducted by the State of Vermont, some intact and outstanding examples of river bottom woodlands exist along the Otter Creek in East Panton and



the unique Champlain Valley clayplain forest drapes the low ridges of the town.

Some logging has been ongoing in Panton through the years. Many woodlots throughout the town are managed for cordwood yield on a yearly basis, but neither of these activities will pose any long-term threats to the integrity of the existing forestland, and if managed properly, may actually improve the quality of these lands.

Most visitors to Panton note that there is one last magnificent landmark American Elm on Panton Road near Dead Creek. Trees such as this one add much to our rural community, bring beauty and fall color, climate modification, habitat, stormwater filtration and soil stabilization to the landscape. There has recently been some discussion with regard to developing a Tree Ordinance for Panton, which would address the condition and management of trees in the public right of way and on public lands in the town. Trees provide many benefits and are part of Vermont's

traditional landscape and rural character. The Vermont Urban and Community Forestry Program (www.vtfor.org/urban/for_urbcomm.cfm) provides guidance and technical support for town tree planning, planting and management activities. The maintenance of roadside trees is challenging; both road maintenance and agricultural activities can conflict with the establishment and health of trees. It is important, nonetheless, for Panton to plan for the future of its forests and trees, and considering a Tree Ordinance could be one important step towards this goal.

Fisheries

Due to its lakeshore and Dead Creek areas, Panton possesses extensive fish habitat and is a popular fishing destination for local residents and visitors. This reflects the fact that there are both warm water species such as bass and catfish in abundance in the creeks, and cold-water game fish in the lake, such as trout and perch. The fish populations in the lake have suffered from numerous environmental stresses, such as contaminants and the spread of the lamprey eel and the zebra mussel, but these populations fluctuate over time, and improvements to septic systems and farm management practices, as well as storm water drainage management bode well for the future of the lake's water quality and aquatic habitat.

In fact, the State of Vermont has just adopted an updated version of the Basin Plan, "Opportunities for Action" which will strengthen the effort to improve water quality, and which supports Panton's natural resource planning efforts.

Rare and Endangered Species

According to inventories conducted by the Vermont Department of Fish and Wildlife, Panton is home to rare or endangered bird species in five separate locations. These include the nesting sites of the Loggerhead Shrike and the Short Eared Owl. Additionally one site along Lake Champlain has been identified as a significant community of a rare orchid.

Air Quality

Panton, as a rural town without any industry or extensive traffic enjoys relatively clean, unpolluted air quality. There are no factors, plans or projects in the immediate future that would alter this condition, other than the potential for increased pollutants from the Ticonderoga Paper Mill, which recently considered burning used tires as fuel for the plant. Panton should monitor this activity if it is proposed anew and understand what the potential impacts to the town's air quality could be. Odor from the plant is occasionally prevalent in Panton when the wind direction supports airborne pollutant dispersal to the north and northeast.

Other than background air quality considerations that have regional impacts, there are no issues or actions that would need to be addressed in this regard, other than to continue to promote a shift to lower emission vehicles and renewable energy options with lower carbon footprints and to encourage the use of clean fuels and renewables for home heating.

As Panton is a member of the Addison County Solid Waste District it is governed by an ordinance prohibiting the burning of solid waste. Outdoor burning of brush piles require a burn permit from the town Fire Warden when there is no snow on the ground.

Outdoor wood stoves are controlled by Vermont state air pollution control regulations (10 VSA 5 - 204,205), adopted January 2009, and must meet those standards for safe and legal operation. Indoor wood stoves should include EPA approved pollution control measures for cleaner burning and more energy efficient operation.

Vision

Panton's natural resources are an integral part of the town's physical character and support our cultural and agricultural traditions. Care must be taken to maintain the environmental health of our landscape and wildlife for their economic benefits, recreational opportunities, and for their intrinsic value to future generations.

Overall Goals

1. Protect the natural resource base of the town of Panton.
2. Maintain the visual and physical character of the town as reflected in its natural resource base.
3. Promote and maintain high quality habitat for fish and wildlife.
4. Protect endangered species.
5. Protect and enhance water quality both in groundwater and in surface water.
6. Discourage improper disposal of hazardous waste and participate in the Solid Waste Management District's hazardous waste programs.
7. Encourage wise management of roadside trees, forest and woodlands to ensure environmental health and the stability of this renewable resource.

Strategies, Actions & Objectives

1. Promote the protection of natural and scenic resources through conservation easements and purchase of lands, including the possibility of lakeshore preservation.
2. Consider options to purchase or otherwise acquire municipal forest, conservation, or recreation land.
3. Consider expanding conservation districts as part of the zoning ordinance, with special provisions.
4. Monitor development activities to ensure the protection of rare and endangered species.

5. Consider adding streamside buffers to zoning regulations.
6. Consider adopting a Tree Ordinance.



See *Champlain Valley Clayplain Forest: Natural History and Stewardship*, located online at www.clayplain.org, for more information on the forests in the area.

western section of the community. Historically this center has had the town's post office, a school, church, and the Town Hall. It has in recent times served as one of two commercial areas in the community, with the general store.

The road network in Panton was established in the early 1800's and remains essentially intact today.

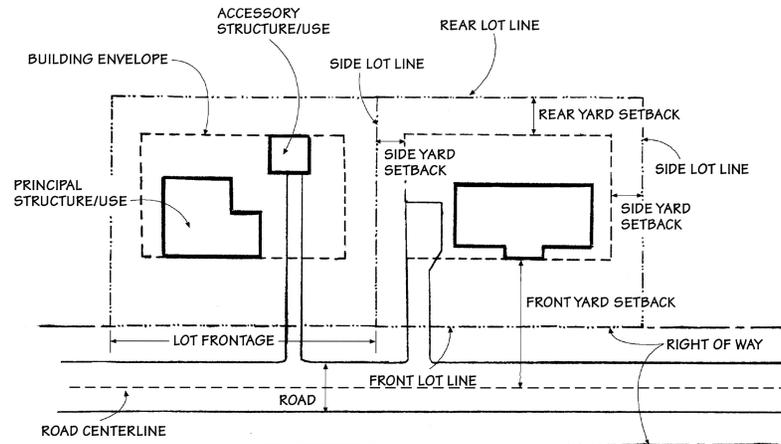
Panton consists of 14, 272 acres, or about 22 square miles and is bordered on the West by Lake Champlain; on the East by Otter Creek and the City of Vergennes. With the road network relatively unchanged since the early part of this century, any and all growth has occurred almost exclusively along these routes, creating linear development patterns, almost exclusively residential in character. There are 276 housing units in Panton, including eight seasonal homes. There is a campground, farm store, general store, and several home occupations with little, if any, land use components associated with them.

There continues to be one village center in Panton, where the Town Hall, Baptist Church, general store and gas station is located. It is the only Commercial Zone in the town. A state owned wildlife conservation area, known as the Dead Creek Wildlife Management Area extends along Dead Creek from the south and comprises 205 acres of land. There are two private air strips.

Pressures have led to some subdivision of farmlands on a 1 to 3 lot basis, but so far, Panton has escaped the type of large-scale subdivisions, which many of the agricultural communities to the north and south have experienced, in part due to its location and soils. The predominance of clay silt associations does not afford suitable locations for septic fields. This in turn has led to a proliferation of 10-acre lots, which were permitted under local zoning code when developed with engineered septic fields, but which did not require a state permit. In contrast to this fact, Panton does

have municipal water service, as part of the Vergennes Panton Water District, with the water pumping facility located in Arnold Bay. While many homes and farms are served by private, shared lines connected to the main trunk which runs to Vergennes, most of the town is covered by the water district system. Thus, potable water availability has certainly not been an impediment to development. A comprehensive map of the system is being developed.

Panton has a right-of-way to the lake at Turkey Lane and owns three acres at Arnold Bay, including the water pumping facility, which is currently being developed into a Town Beach facility.



The typical components of a residential lot/ site plan.

Future Land Use

There is overwhelming support in Panton for maintaining its rural residential and agricultural pattern of development and the integrity of its existing natural resources, particularly lands along Dead Creek and Otter Creek. While the pattern of residential development will continue along the road

network, it is envisioned that future development that is more creative may allow "back lot" and clustered type of residential development, which will preserve the rural character, open spaces, and viable farm land. This has happened to some extent in a subdivision just to the west of the village center. Area for more intensive development via smaller lot size is a consideration that the town should address, particularly as pressures increase in the future. The Planned Development Ordinance and the subdivision regulations both encourage/support clustered and innovative development patterns.

Expanding the existing neighborhood commercial district is another proposal that may be explored to encourage more focused growth, although there are potential physical and development limitations for this. The other area where this may be a possibility is the vicinity of Sand Road/Basin Harbor Road intersection, where the Farm Supply operation is in place. Over time, denser development will only be possible with innovations in septic systems and/or the development of a community septic system. Pantons proximity to Vergennes allows the town to take advantage of all its services, and indeed there are several political and social realities that will continue to support this: Panton receives its mail from the Vergennes Post Office, and although we share a zip code, 05491, residents may use Panton as their mailing address. The Town has unionized with the City and the Town of Waltham to form the Vergennes Union Elementary School and Vergennes Union High School with Addison, Ferrisburgh and Waltham.

A proposal for Route 22A Bypass around Vergennes and through Panton was forwarded in the late 1990's, but given current economics and state transportation policy, it is highly unlikely that a bypass will be considered anytime in the near future.

Lakeshore uses should remain primarily residential, with the understanding that the Arnold's Bay facility has the potential to become a multi-purpose resource for the town in the future. The purchase or securing of town conservation or forest land may also be considered to develop additional community resources over time.

As Panton grows and changes the community should employ planning methods and initiatives which will maintain the historic land use patterns and valued physical and aesthetic characteristics of our community while providing suitable places to live, work, and farm for our future citizens.

Future Planning Areas

Panton is a Champlain Valley lowland town but does have some distinct topography and delineated areas of town where land use planning can be tailored to specific characteristics and historic land use patterns. The future land use plan reflects these qualities and suggests some planning considerations, which could be applied as the town looks to manage its future growth and land use decisions

Five distinct areas have been identified with concomitant guidelines for future planning in these areas. These Future Land Use Areas include:

- 1) The Ridglands Area
- 2) The Shorelands Area
- 3) the Neighborhood Commercial Area,
- 4) the Rural Residential Agricultural Area and
- 5) Floodplains or the Floodplain Area.

The Ridglands Area represents the higher ground of Panton that contains a pattern of woodlands and forests, meadows and croplands, and incremental residential development. Outstanding long distance views are characteristic of this landscape area. Some quarrying and forestry activities have taken place in the areas delineated by ridglands The Ridglands include areas of shallow soils, exposed bedrock

and clayplain forests. This area can accommodate additional residential development in or at the edges of wooded sections that is carefully sited and sensitively developed.

The Shorelands Area represents the lakeshore of West Panton. Most of this area is comprised of large lot zoning with a few sections of smaller, grandfathered lots primarily in the northern portion along the lake. Limited future development is envisioned for this area, although several large parcels could be subdivided in the future. Eroding clay banks along the lakeshore is one notable land use and development issue, although long stretches have been artificially stabilized with rip rap, constructed sea walls and gabions. As much of the lakeshore was farmed, most of the wooded areas are along the shore, with long open stretches of meadow and successional growth along Lake Road.

The Village Commercial Area is one location in town where additional density may be considered in the future, although the availability of suitable soils to accommodate septic systems could be an issue. The village commercial planning area represents the historic settlement of “Panton Four Corners” and includes the Town Hall, a church and the village store. Future planning efforts for this area could focus on expanding the district and identifying locations for septic systems to serve any increase in density. New development in this area can build on historic land use and architectural design patterns.

The Rural Residential - Agricultural Area is characterized by extensive parcels of croplands and farmsteads, open spaces with some small sections of woodlots, and scattered low density residences along the roads of the area. The minimum lot size for much of this area is currently 10 acres, with some small areas of 5 acre zoning. The primary long term land use desired in this area is ongoing large and small scale agriculture interspersed with low density development.

The Floodplains area represents Federally determined floodplain zones surrounding Dead Creek and Otter Creek. While these areas are limited in size they do contain constraints for development and thus will remain sparsely developed and used primarily for conservation and recreational purposes, along with the cropping and grazing that currently occurs in association with the active farms in or abutting this area.

Rather than change zoning districts at this time, several planning initiatives will be considered in the future to guide Future Land Use in the specific physiographic regions of the town. To this end, the idea of 5 planning areas are proposed. These planning areas are thus incorporated into the Town Plan and could eventually be referenced in the zoning ordinance. They would carry no statutory authority, and provide guidance and direction only for current and future land owners and developers. Examples of the type of guidance or recommendations that might be forwarded with them are outlined. For the Shoreland Planning District considerations include: A) careful siting of homes, buildings and roads; B) shoreline stabilization initiatives to protect soils and water quality; and C) guidance as to aesthetic qualities and supporting development approaches which avoid undue impacts to our scenic resources.

For the Ridgeland Planning District consideration should be given to efforts which address A) the preservation and management of wildlife and habitats and their connectivity through the town; B) the preservation and management of clayplain forests; C) careful development of access points and shared driveways to new residences; D) agricultural development and and preservation; and E) maintaining the integrity and contiguity of open spaces and forestlands.

Current Zoning Districts and Future Land Use Maps

The two maps included in this town plan that address land use are the current Zoning Districts Map and the Future Land Use Map. The Zoning Districts map reflects the location and characteristics of Pantons current land use, including lot sizes and densities. This pattern and these districts have served Pantons well over the last ten years and the town has grown in an orderly and acceptable pattern, consistent with the goals of the plan.

The Future Land Use Map reflects the interest in exploring the future of Pantons land use and development patterns and provides a point of departure for the town to consider some refinements to the either the current zoning districts or the provisions of those districts. It recognizes that in the coming years Pantons may want to address the means by which it manages its future growth and land use patterns.

This approach to land use planning districts will be the focus of future planning efforts for the Pantons Town Planning Commission.

Overall Goals

1. Maintain the rural residential/agricultural character of the town
2. Maintain and promote the agricultural land base of the town.
3. Support Land Use planning initiatives which maintain and enhance the economic vitality of Panton and the overall physical and spiritual health of its citizens.
4. Maintain and enhance community facilities and lands.
5. Support maintenance of open space and agricultural land.
6. Promote safe, sensible, appropriate development patterns whenever and wherever possible, limiting strain on town services and expenditures. Locate several areas where more densely clustered, well-planned residential development could occur.

Policies/Actions/Objectives

1. The Planning Commission should initiate a review of Land Use Districts, Boundaries and Densities.
2. Consider the delineation of several areas where more densely clustered, well-planned residential development could occur.
3. Explore ways to refine the Zoning Regulations to promote more intensive land uses where appropriate.
4. Support diversification of the agricultural and commercial base where feasible and appropriate, in the permitting process.
5. Develop more extensive approaches to land preservation and conservation initiatives in Panton. Protect existing open space where possible and appropriate.
6. Monitor State Agency of Transportation activities as they relate to or affect Panton.

Section 17. **Implementation**

Introduction

As per Section 4382 of Chapter 117, Vermont Municipal Regional Planning and Development Act, town plans shall include "a recommended program for the implementation of the objectives of the development plan."

As part of the Pantons' stated goals and objectives for this plan, several key elements have been identified which the town can begin to address in the next five to ten year period. These elements serve not only to guide growth and development, but also to preserve those characteristics of Pantons that have been identified as being integral to the identity of the community and the quality of life that exists there.

Of the goals stated for the plan, four objectives emerge as being worth of immediate attention in the near future. If we divide the proposed implementation plan into short term, 1-4 years and mid to long-term, 5-10 years or greater, we can assign specific target activities and accomplishments to be undertaken within this period.

The implementation of goals and objectives as listed are derived from the individual chapters. More detailed objectives/activities and policies are provided therein. The primary goals and objectives are as follow in this outline.

Short Term Implementation Efforts (1-4 yrs)

1. Agriculture

- 1.1** Support the purchase of development rights from farmers where requested or appropriate.

- 1.2** Review Zoning By-laws to allow more creative land development to include interior lots, smaller lot sizes and clustered development. Propose amendments to current zoning.

2. Housing

- 2.1** Continue the ongoing review of zoning bylaws and districts for applicability to the fair provision of affordable housing and land development. Propose amendments to current zoning laws as appropriate.

3. Development and Economy

- 3.1** Explore the neighborhood commercial district for changes to zoning bylaws to ensure appropriate development in the future.
- 3.2** Review zoning laws to ensure that the regulations support town plan recommendations and initiatives.
- 3.3** Meet with businesspeople in Pantons and the Addison County Chamber of Commerce/Development Corporation to explore possibilities for future.

4. Town Facilities and Recreation

- 4.1** Continue to manage and maintain our lakeshore access while monitoring use.
- 4.2** Work with Selectboard to develop recommendations for improvements to the town's

road and pathway network and policies to promote safe and alternative means of transportation .

- 4.3 Continue to support the Selectboard's effort to revitalize Panton's Town Hall and to address its functional deficiencies
- 4.4 Strive to highlight Arnold Bay to promote and enhance its historic values, scenic and natural qualities to local citizens and visitors.
- 4.5 Join the Lake Champlain Byway and participate in Byway activities.
- 4.6 Explore options for easements for or purchase of municipal conservation and recreation land.

5. Natural Resources

- 5.1 Review Zoning By-laws to ensure suitable lakeshore development standards and review processes. Propose amendments for same, to include site plan review and/or different lot standards, shoreline stabilization.
- 5.2 Actively explore purchase of town owned conservation or recreation lands. Initiate fund for same or explore opportunities for funding.

6. Planning

- 6.1 Develop strategies for more public involvement in the planning process. Sustain liaison efforts with the Selectboard.

Mid. Term Implementation Efforts (5-10 yrs)

1. Agriculture

- 1.1 Explore ways in which the Town Plan and Zoning Ordinance can support agriculture and the maintenance of agricultural lands and farming activities.

2. Housing

- 2.1 Work with the Addison Community Land Trust to develop affordable housing opportunities.

3. Development and Zoning

- 3.1 Update and amend the zoning bylaws to reflect changes in the town plan.

4. Town Facilities and Recreation

- 4.1 Implement access improvements to town lands.

5. Natural Resources

- 5.1 Explore conservation easements for contiguous undeveloped parcels and farmland. Consider amendments to zoning districts to allow for conservation lands (such as wetlands).

6. Transportation

- 6.1 Implementation of bike path and/or recreation path opportunities in town.
- 6.2 Monitor town road use, maintenance, management, and safety.
- 6.3 Improve public transit options for town residents.

Section 18. **Connections and Compatibility**

Panton relies on regional resources; it must plan for the future within the context of the region that provides the town with services and educational, recreational, cultural and economic opportunities. In turn, Panton provides scenic beauty, residential opportunities, and economic support to the region and many of its political, educational, and social service institutions, thus creating a basis for a mutually beneficial relationship. Panton is a member of the Addison County Regional Planning Commission, is part of the Vergennes Union Elementary School and Union High School Districts, and is served by the Vergennes-Panton Water District.

In general, Panton's Town Plan is compatible with the Addison County Regional Planning Commission's Regional Plan, last adopted in 2008. Indeed, elements of the regional database and policy directives have been used as a point of departure for developing this plan. Of note is the Regional Plan's recognition of issues associated with Route 22A. The section on scenic resources in the Regional Plan underlines the importance of this resource to the region and notes the traditional pattern of farm and forest, village centers, and open space. While the development pressures that may alter or undermine these patterns are evident elsewhere in the county, for the most part Panton, as of 2010, has yet to experience developments or major changes that threaten this resource locally. Some concern exists, however, with regard to policies that support and maintain agriculture and the designation of agricultural lands. The Regional Plan, as it is refined, should address compatibility with town agricultural lands designation, to ensure a regional approach to the support of agriculture and agricultural lands preservation.

Addison

Addison's Town Plan was last adopted in 2009. Panton's southern border is shared with Addison and has similar zoning to Addison, although Addison, like Ferrisburgh, has more stringent lakeshore zoning; Addison requires a 200' setback, although greater densities are allowed. Any developments other than residential require conditional use permits and site plan review.

Panton also shares the Dead Creek watershed with Addison (and Ferrisburgh), and as such is part of a regional conservation district and floodplain, ensuring that scenic and natural resource quality will be sustained for generations to come.

In general, The land uses that are in place along the Addison/Panton town border and beyond are compatible; often single properties and/or agricultural activities span the town lines. Most of Panton's north south roads extend into Addison, 22A, Hopkins Road, Jersey Street and Lake Street provide this connection. The Lake Champlain Bikeway courses through both communities as well, along Lake Street. The two towns also share a similar landscape and agricultural tradition thus ensuring connectivity and compatibility into the foreseeable future.

Ferrisburgh

Ferrisburgh's current Town Plan was adopted in 2006. The lands to the north of Panton are part of Ferrisburgh and an area known as West Ferrisburgh. The land uses and zoning districts are, for the most part, compatible with those of Panton. In fact, West Ferrisburgh is contiguous to Panton

and separated from the rest of Ferrisburgh by Otter Creek and Vergennes, requiring, as is the case with Pantan, all traffic to travel through Vergennes for destination points to the north. This fact funnels traffic through Pantan's road system for several miles. As this part of Ferrisburgh develops, future traffic on Basin Harbor and Pantan Roads, as well as associated impacts to the road conditions and possible development pressures to adjacent lands, may be anticipated.

Ferrisburgh and Pantan recognize the value of both Dead Creek and Otter Creek and, for the most part, the rural agricultural/residential districts which abut these water courses maintain low density, low impact development. Floodplain areas also add to the protection provided for these surface waters.

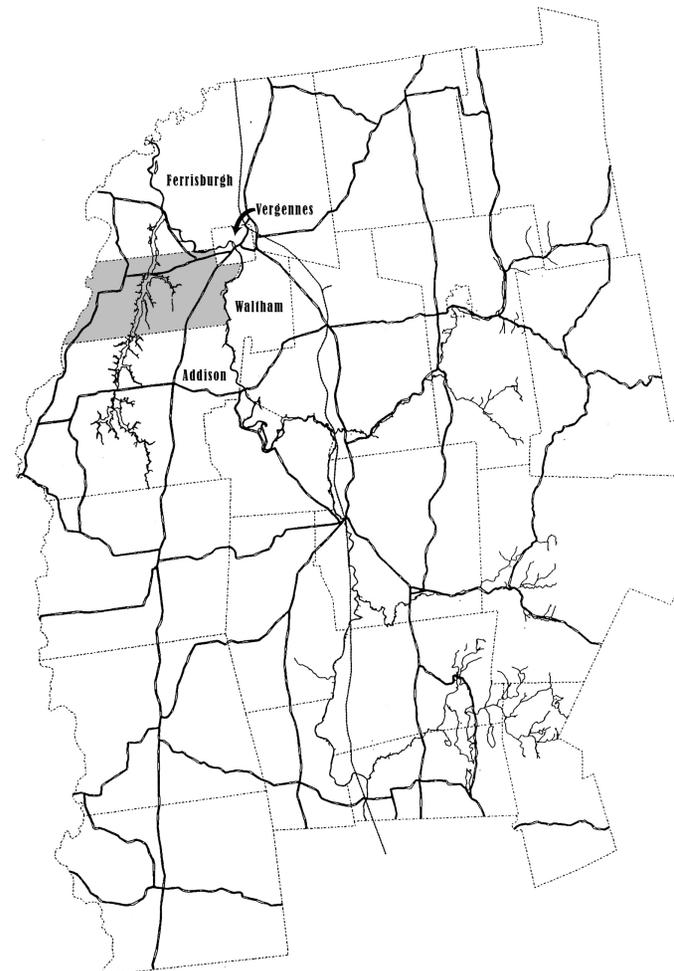
As with Addison, Pantan shares the Dead Creek watershed and Wildlife Management Area designation with its northerly neighbor. Pantan should work both with Addison and Ferrisburgh on matters pertaining to the maintenance (and perhaps expansion) of this valuable resource.

Ferrisburgh has also changed its lakeshore zoning to a conservation district with a minimum 200-foot lakeshore setback and 25-acre lot sizes. The lakeshore district in West Ferrisburgh has historic uses that include summer camps and housing development (which continue along Pantan's shores as well) and has the mixed-use development of the Basin Harbor Club and Button Bay State Park just to the north. The presence of the State Park adds to Pantan's traffic only in a minimal fashion, but has benefits to the town insofar as it brings business to several local establishments.

The state park also reduces pressures on Pantan lands for open space along the lakeshore, since it is truly a regional resource historically enjoyed and used by many Pantan residents.

Vergennes

Vergennes' Municipal Development Plan was readopted in 2009. Vergennes was, in part, created from lands that were once included in Pantan; to this day the communities share key municipal facilities and resources, including the Vergennes-Pantan Water District, and the Union Elementary School and High School. Vergennes also serves as a regional center for the area, providing commercial services on which Pantan residents rely. In turn, Vergennes residents regularly



use Pantons boat launch and beach area, and Vergennes employers and businesses find an employee base in Pantons. Pantons also derives its fire protection and rescue services from Vergennes, and regularly supports these services with financial contributions.

Compatibility with adjoining land uses in Vergennes is an issue, however. On the south side of Vergennes, residential density exceeds that of Pantons at 1 unit /acre versus 5 and 10 acre zoning in Pantons, but is consistent with Vergennes being a city, a fact implying greater densities. On the westerly edge of Vergennes, Industrial and Medium Density Residential districts abut Pantons, differing from the current Pantons zoning of RA-5 and RA-10 (residential with 5 acre zoning and rural agricultural with 10 acre zoning, respectively).

One additional area of coordination or collaboration potentially exists between the two municipalities. Pantons has explored a transportation path project which would initially connect Pantons Four Corners with Vergennes following the Pantons Road alignment. This path could or should connect

with any future bikeway or paths in Vergennes; indeed the city and Pantons, should explore these opportunities and resuscitate local efforts to develop path connections.

Waltham

Waltham adopted its Town Plan in 2009. Waltham is separated from Pantons by the Otter Creek, and is not directly accessible by road from Pantons. Other than visual and environmental factors that characterize the Otter Creek watershed, Pantons and Waltham have no physical interrelationships. As in Pantons, wetlands and floodplain are the predominant landscape types along Otter Creek, and as such will see little development over time. Traditional agricultural uses may be continued on both sides of the river, and Waltham and Pantons share a common legacy in terms of the wildlife habitats and high quality bottomland forests present along the creek. Where necessary, the towns should work cooperatively to protect these habitats and to monitor and improve groundwater and surface water quality. Along the river, each town has zoning districts that are low density rural agricultural designations.

Photos of Panton's Present



Adams Ferry Road at the High Peaks



Winter at Arnold Bay



Mist over Dead Creek on Panton Road



Old barn on Panton Ridge at sunset.

Section 19. **Maps of Panton**

A note about the map section:

These maps were prepared in consultation with the Addison County Regional Planning Commission. They reflect the current condition of the town and its physical and demographic characteristics. They conform to Vermont State Geographic Information System standards. The buildout map represents the potential number of individual housing units that could be built under the current Panton Zoning Ordinance, and as such provides a sense of how the town might or could develop over time, without any changes to the ordinance or incentives for alternative land use patterns. Note that all the maps here have current individual property parcels shown on them. Also note that an education map is not included as there are no public education facilities located in the town. More maps will be prepared as part of our land use and town planning efforts in the future.

The list of maps includes:

- 1.** Aerial Photography
- 2.** Utilities, Facilities and Transportation
- 3.** Important Resource Areas
- 4.** Generalized Land Cover/ Land Use
- 5.** Population Density
- 6.** Primary Agricultural Soils
- 7.** Landscape Slope
- 8.** Potential Total Build Out
- 9.** Current Zoning Districts
- 10.** Future Land Use
- 11.** Conserved Lands In Panton
- 12.** Historic Resources