

Vergennes/Panton Boundary Establishment

July 17th, 2025

Historical Context



TIM COWAN, LS

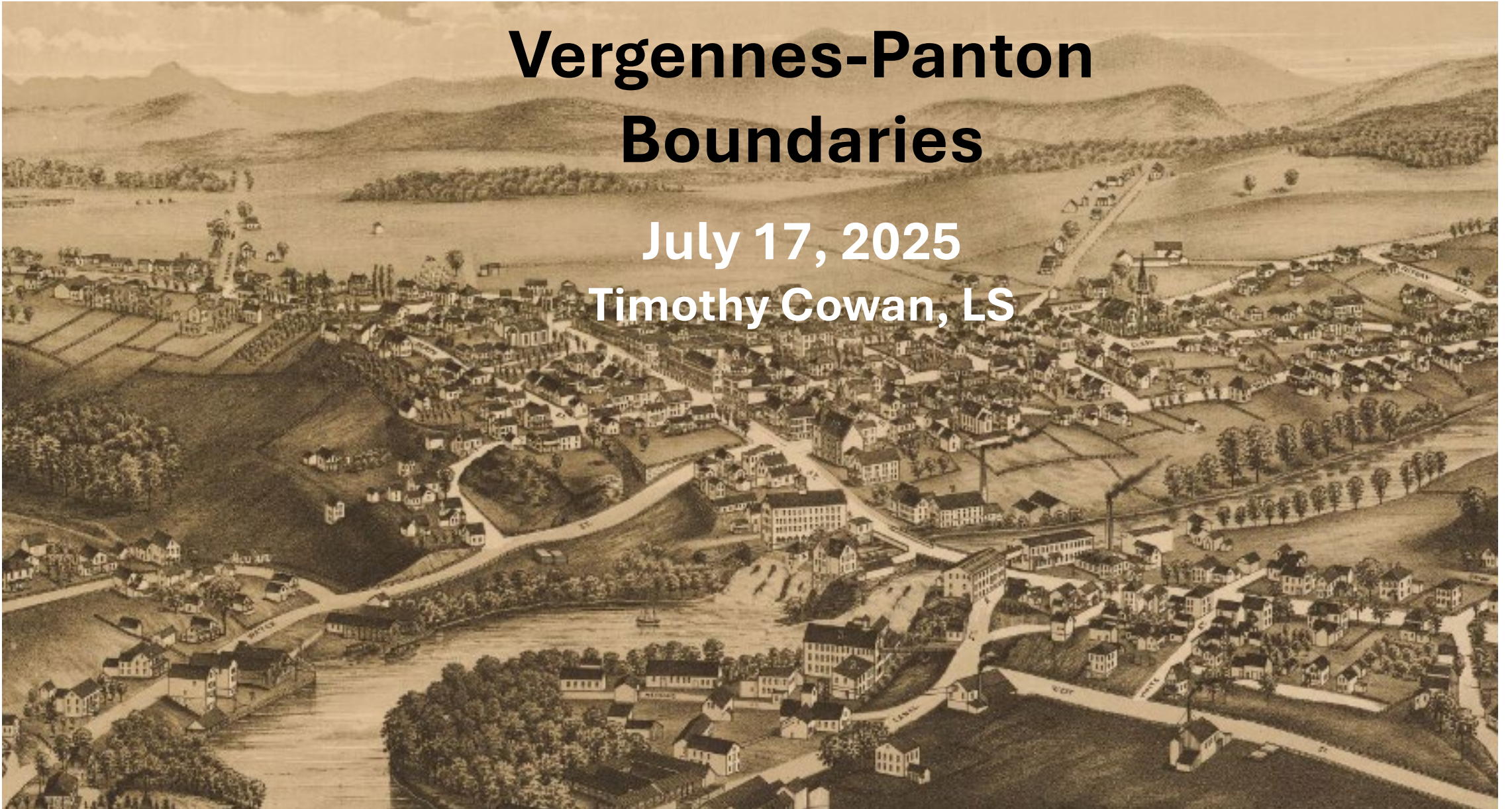


CONDUCTED RECENT SURVEY, WORKING
ON THIS PROJECT SINCE MID 90'S

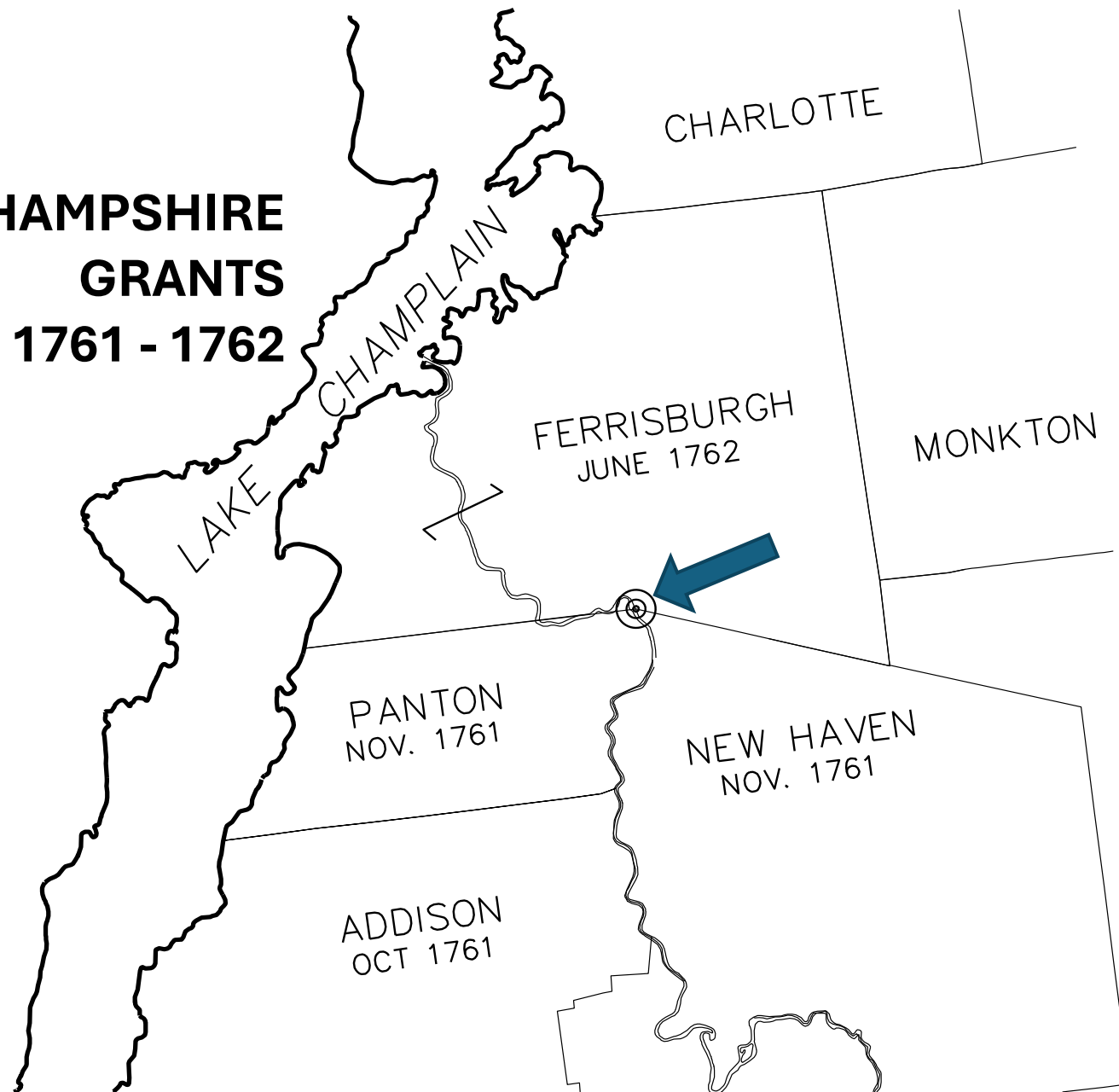
Vergennes-Panton Boundaries

July 17, 2025

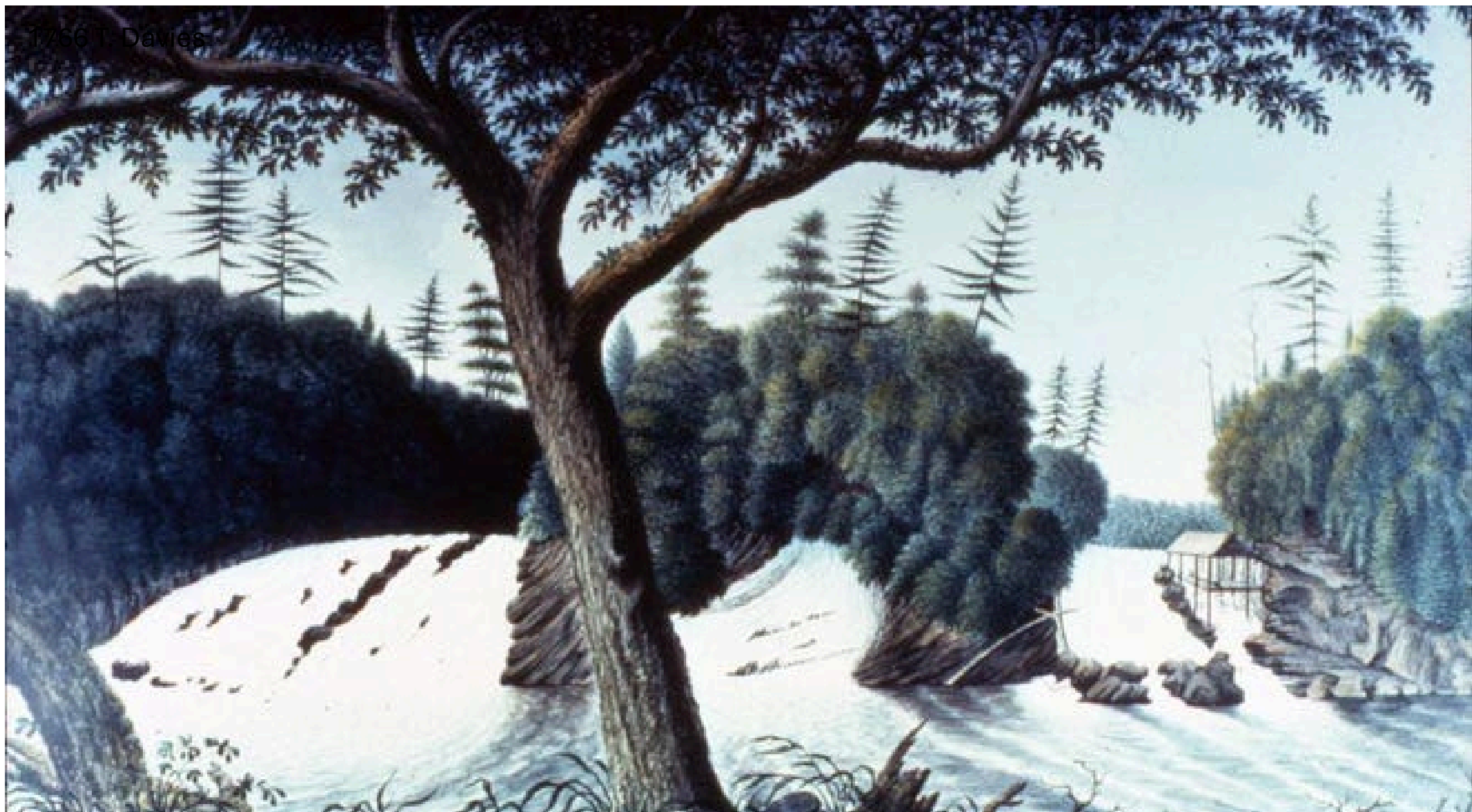
Timothy Cowan, LS



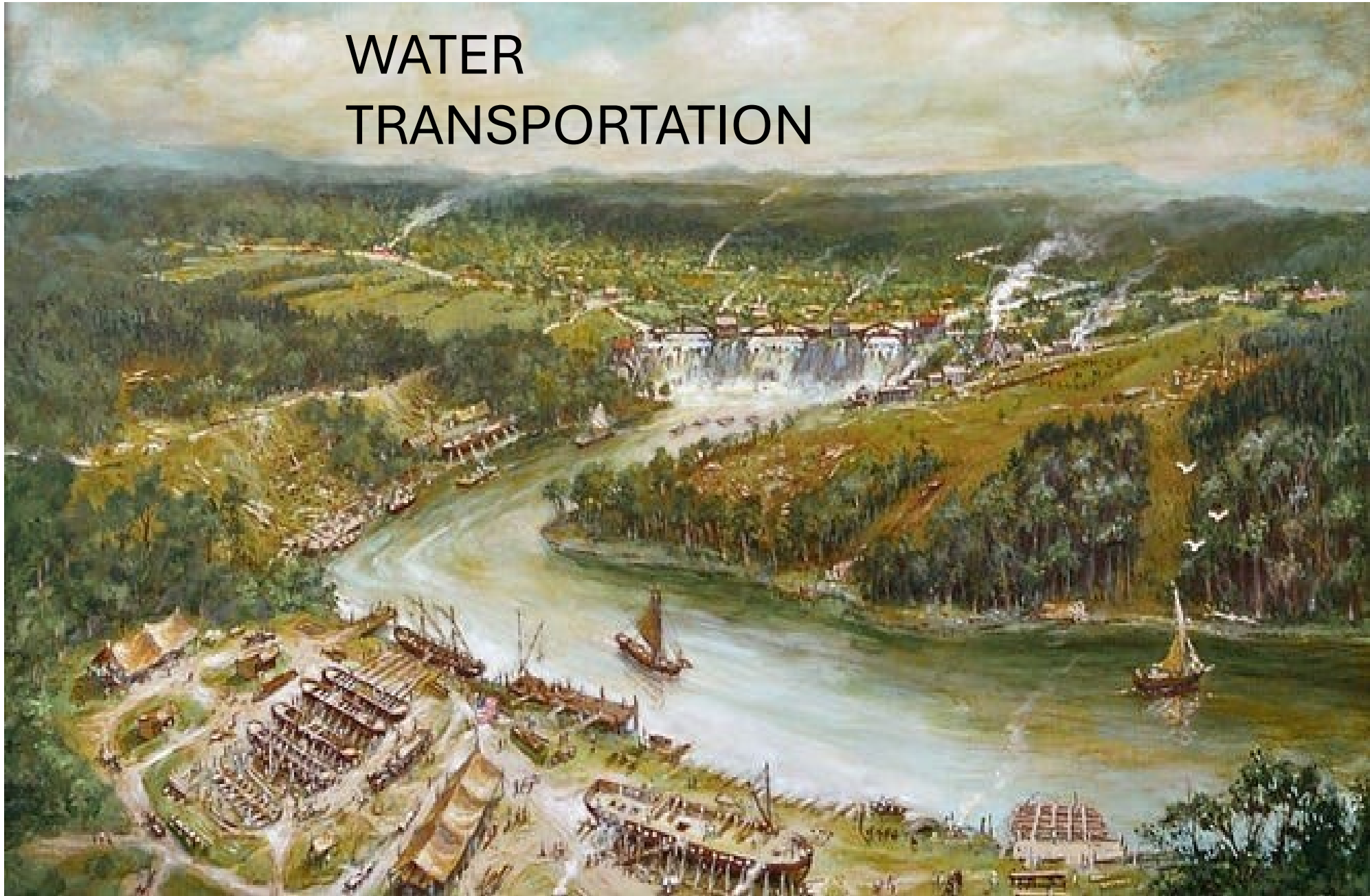
**NEW HAMPSHIRE
GRANTS
CA. 1761 - 1762**







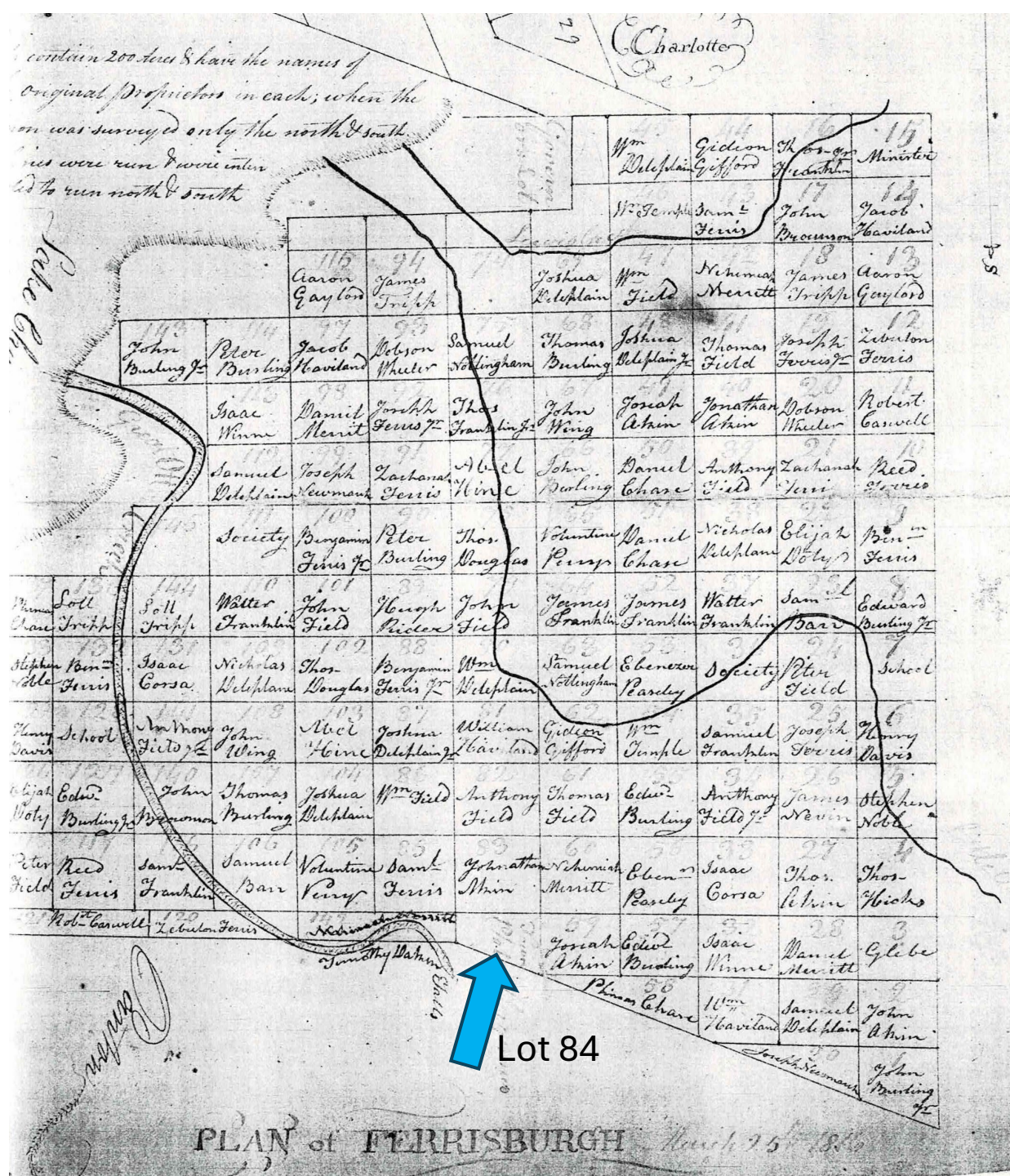
WATER TRANSPORTATION



GROUND TRANSPORTATION

ca. 1895





Benj. Ferris Survey of Lots 1763

40 Ch = $\frac{1}{2}$ Mi. = 2640'

50 Ch = $\frac{5}{8}$ Mi. = 3300'

40 X 50 Ch = 200 Acres

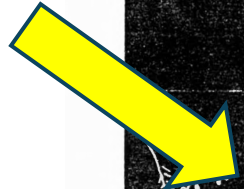
POB SW Corner Lot 1

(54 Ch. Along line from SE Cor. Town)

“Ran” northerly, marking SW cor ea.
Lot every “40 chains” to Charlotte.

“Checked in” to NE cor Town
“a Great Beach tree Marked w
sundry letters..”

Set over “West” 50 Ch. Ran
southerly marking SW corners of ea.
Lot

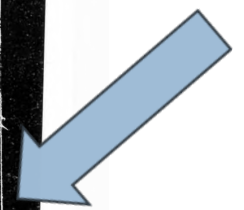


50 Ch. 50
Links

<- Monkton
Rd.

Lot 84

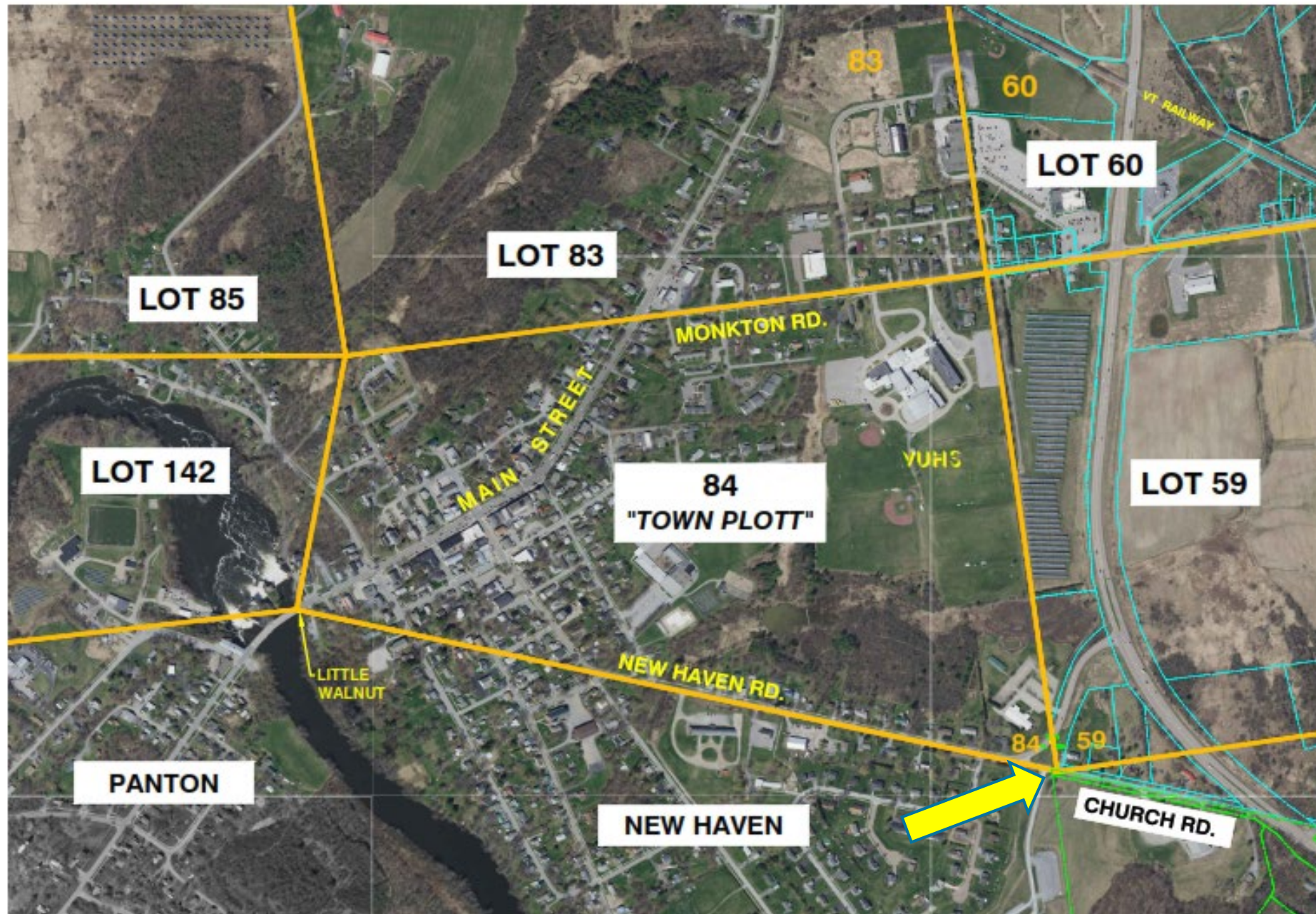
40 Ch. 50
Links

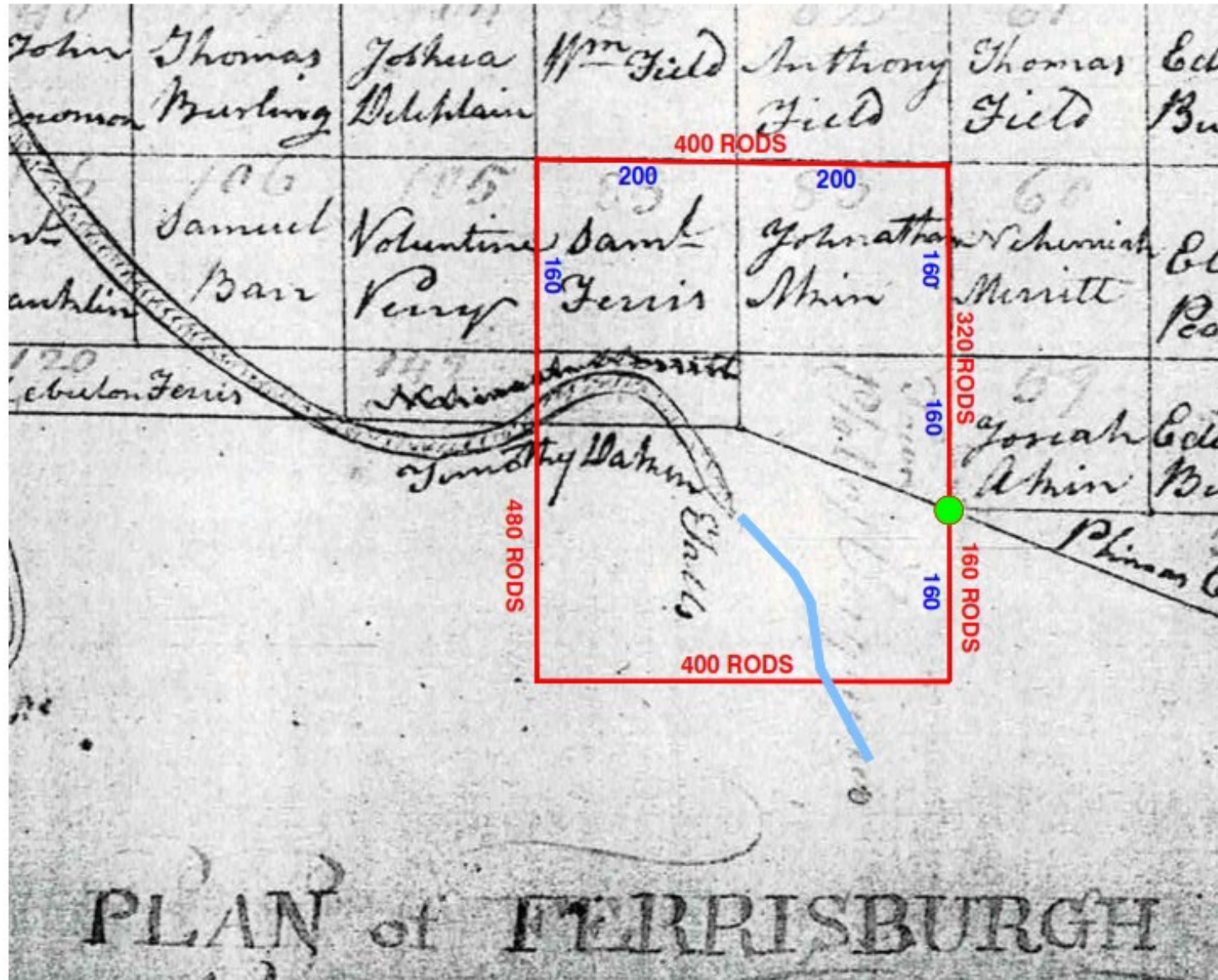


<- N Haven
Rd.

FERRISBURGH's
"TOWN PLOTT"
Timothy Rogers 1786

There have been alterations in the
plan, from about 1780, it was found that
the original plan was not correct
on the North line of lot 37
the passage way between lot 37 & 38
was to be 40 ft. 10 in. the survey was
done in 1888 and
ordered by the Board





Intent of Charter Description

Impetus from F'burgh Proprietors

Basis: "Town Plot"

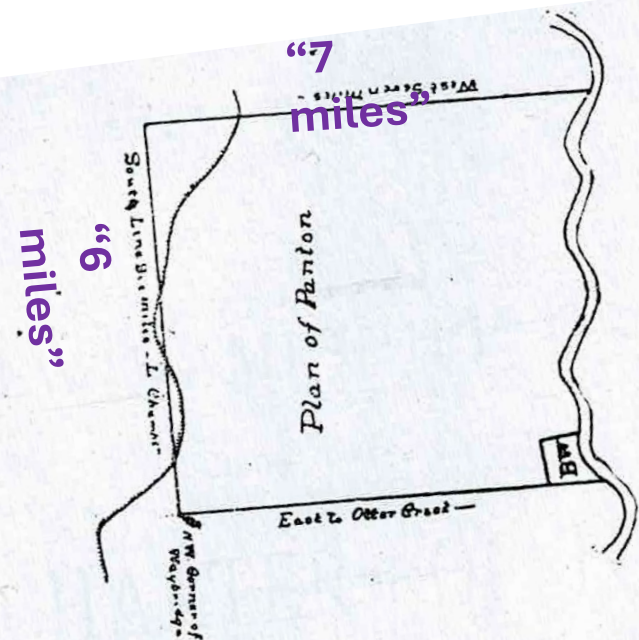
Basis: Original Lot Lines

Charter Dims = 2 Lots X 3 Lots

Lot lines can be found on ground
(in Ferrisburgh)

PANTON "Short-changed"

CA. 1761



Province of New Hamps^r Nov^r 3, 1761
Recorded from the back of the Original Charter of Panton under
the Province Seal

⌘ Theodore Atkinson Sec^{ry}

About 3
miles

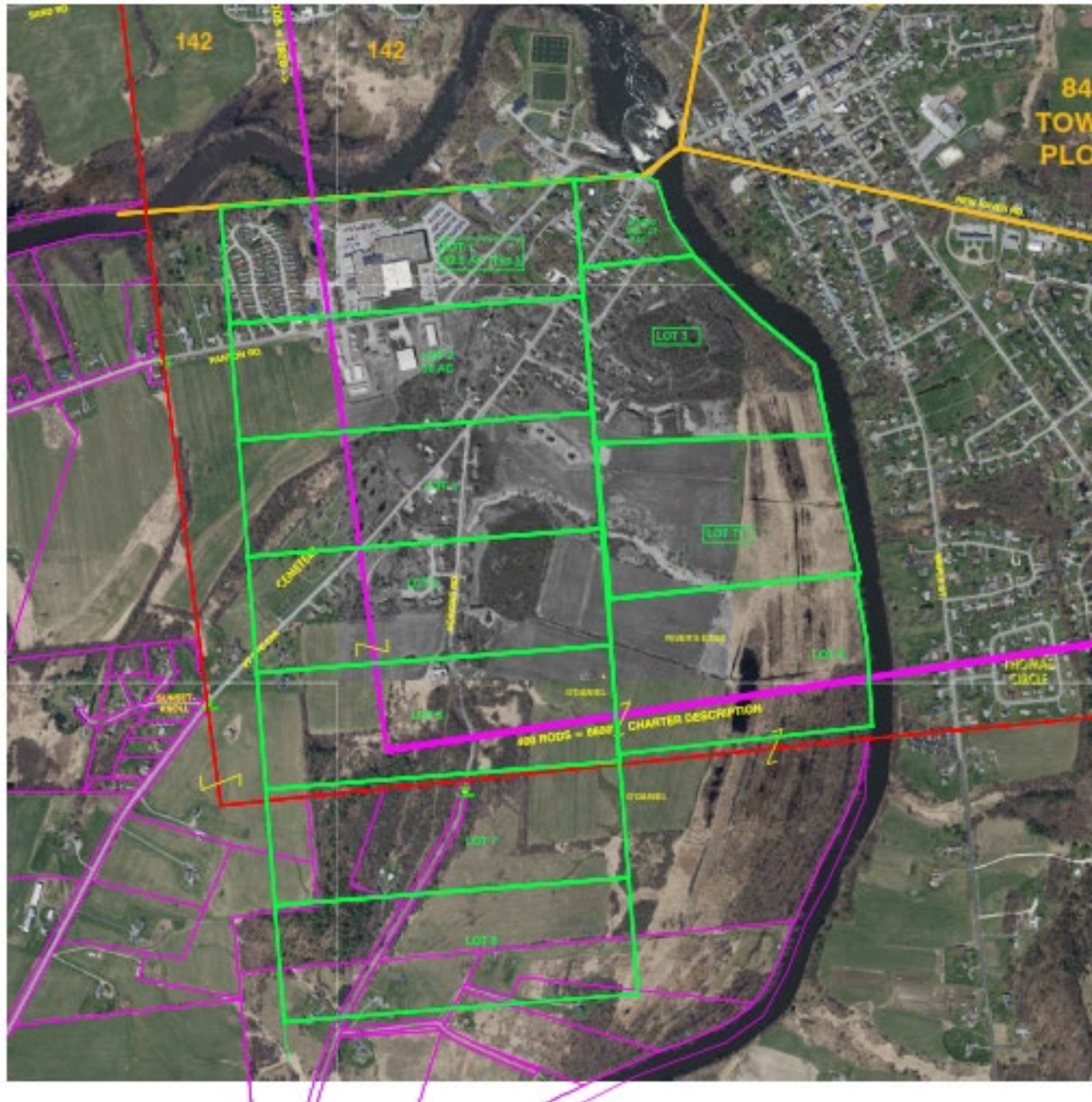


Panton Proprietors were not keen on “City”.

(Voted)

“... to have no part of the Town taken off for a City at the N.E. Corner of said Town”.

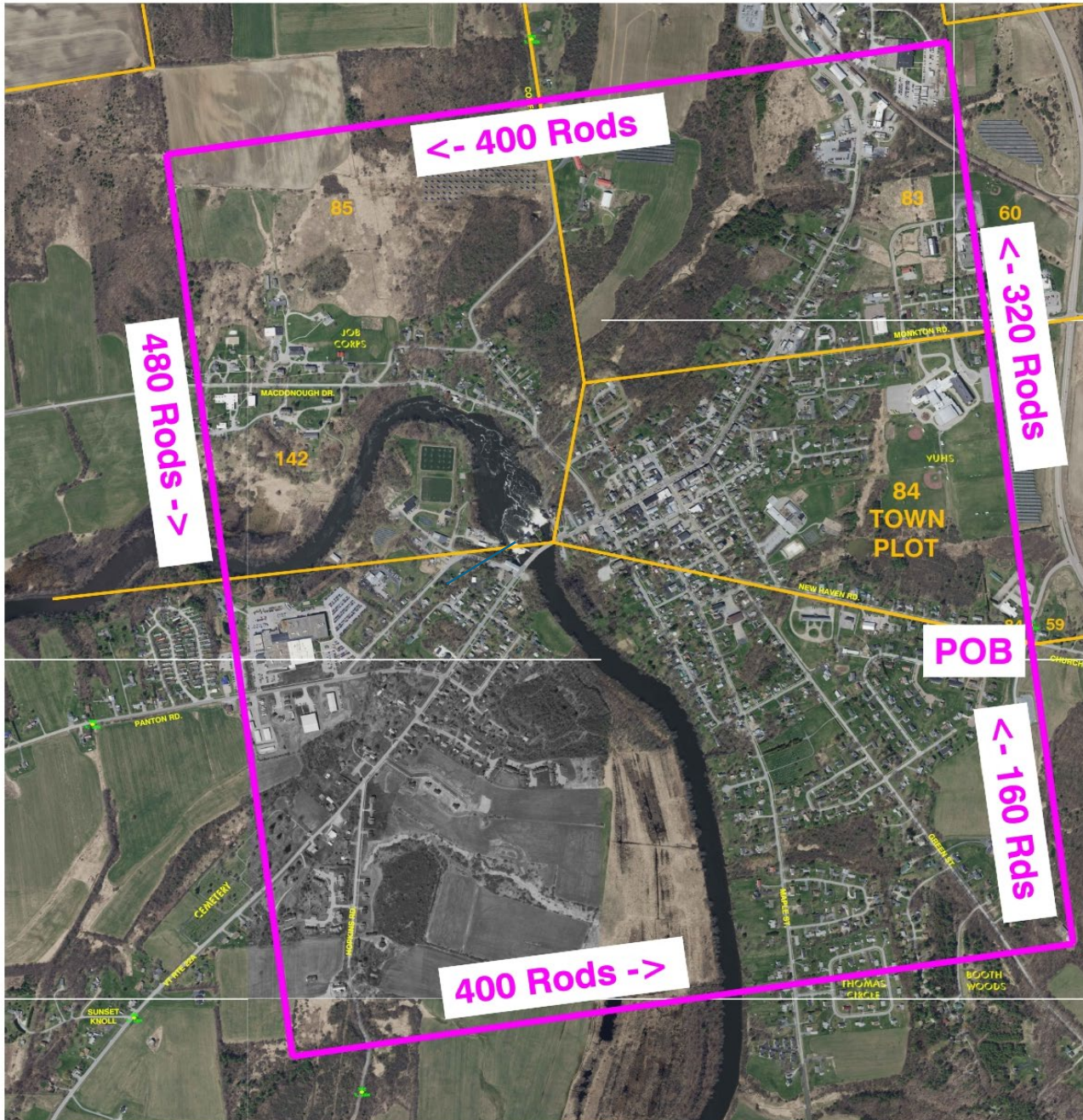
January 1787 Meeting
Panton Proprietors Records,



PANTON 50 ACRE LOTS

APPROXIMATE
CA 1785

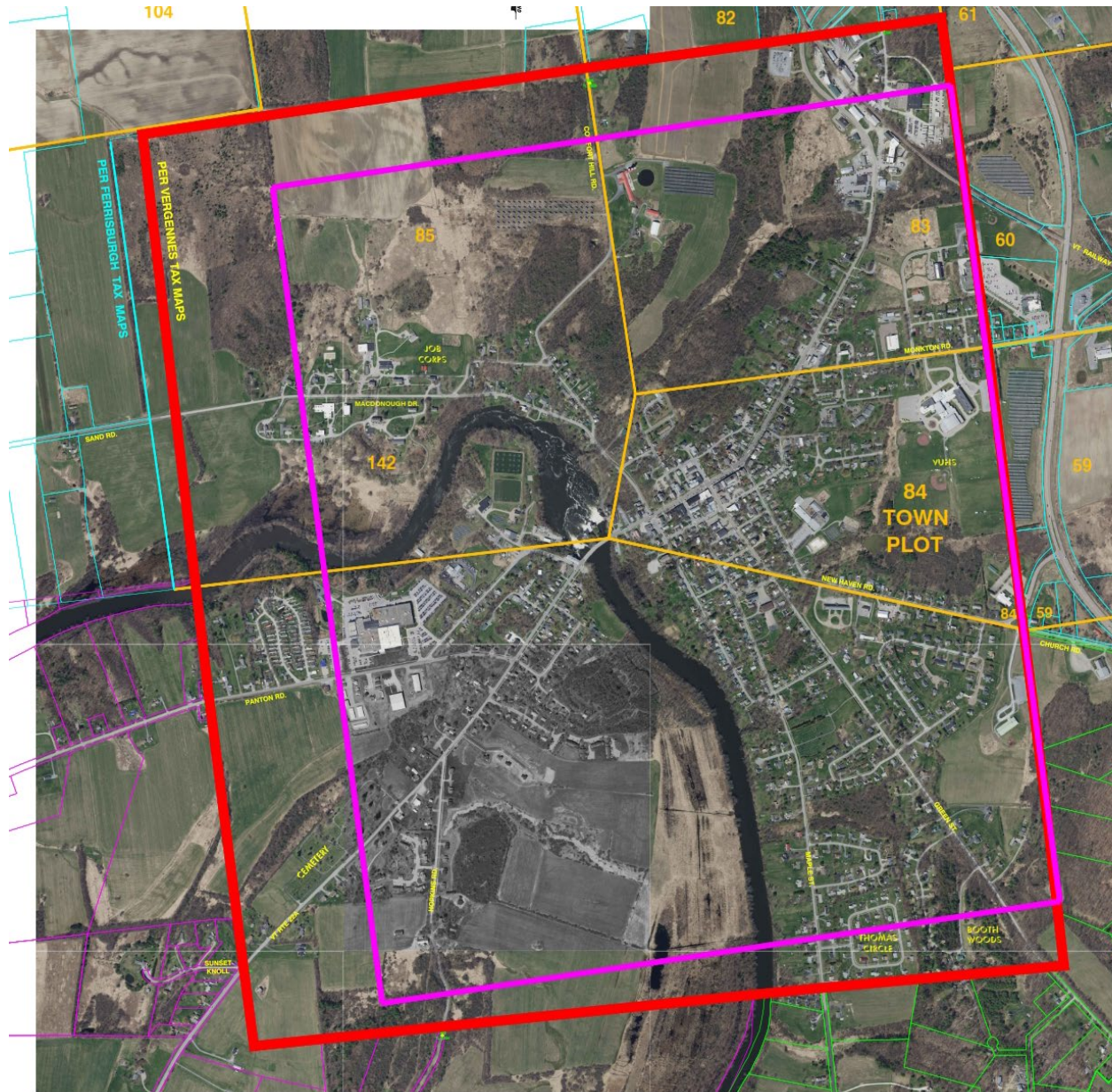
10 AC. MILL LOT AT FALLS



**1788
Charter
Boundaries**
verbatim

“400 R x 480 R”
100 Ch x 120 Ch
6600' x 7920'
1.25 mi. x 1.5 mi.
1200 Acres

Declination
1762: 7d 40' West
1991: 15d30' West



“Tax Map”
Boundaries
(Red) *Per Tax Map(s)*
(Violet) *verbatim*
Charter

VERGENNES



PANTON

VERGENNES

WALTHAM

**REVISED
2006**

**24 V.S.A. § 1461
Municipal Lines**

§ 1461. Location or alteration of municipal lines; monuments

(b) When the legislative bodies of adjoining municipalities are unable to agree as to the location of a municipal line, or in the absence of a clearly definable charter line, the legislative bodies shall sign a written agreement to submit to arbitration pursuant to 12 V.S.A. chapter 192.



Summary



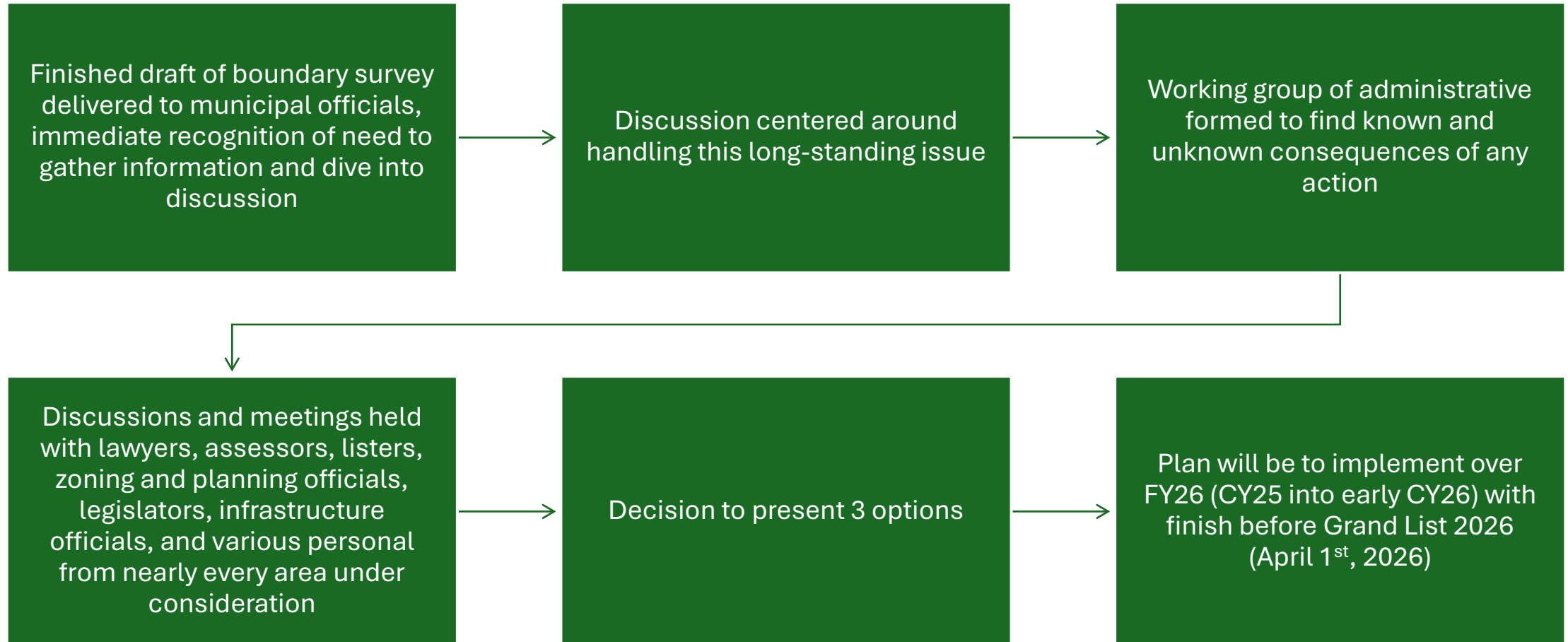
- No record of survey of city charter lines. Anywhere.
- City Charter dimensions = RECORD dimensions of Ferrisburgh's Original Lots.
- Typical Lot Lines include surplus dimensions: ca. 2% - 3.33%
- 1783-1789 LAW: Provide 3.33% surplus chainage in laying out town lines.
- The pertinent Ferrisburgh Original Lots CAN be retraced on the ground.
- Charter lines extend into Panton & Waltham.



THE END
THANK YOU

Clarification Questions?
Otherwise, please hold general
questions till the end of the
presentation.

Why, How, When

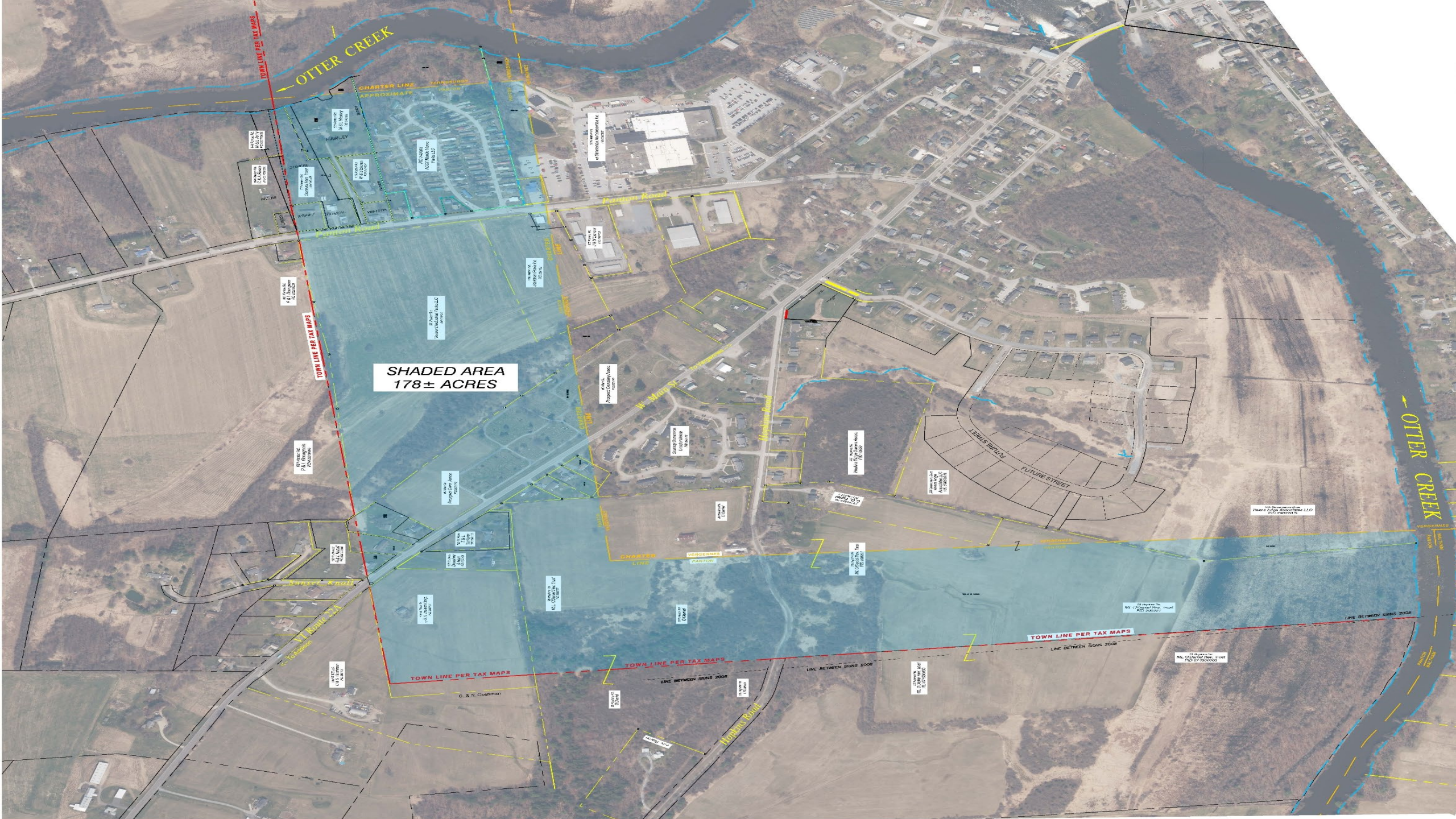


What and Where

Survey of Charter Line implicated 28 parcels, some whole, some partial

Approximately 178 acres of land, mostly residential, some agricultural, some developable land

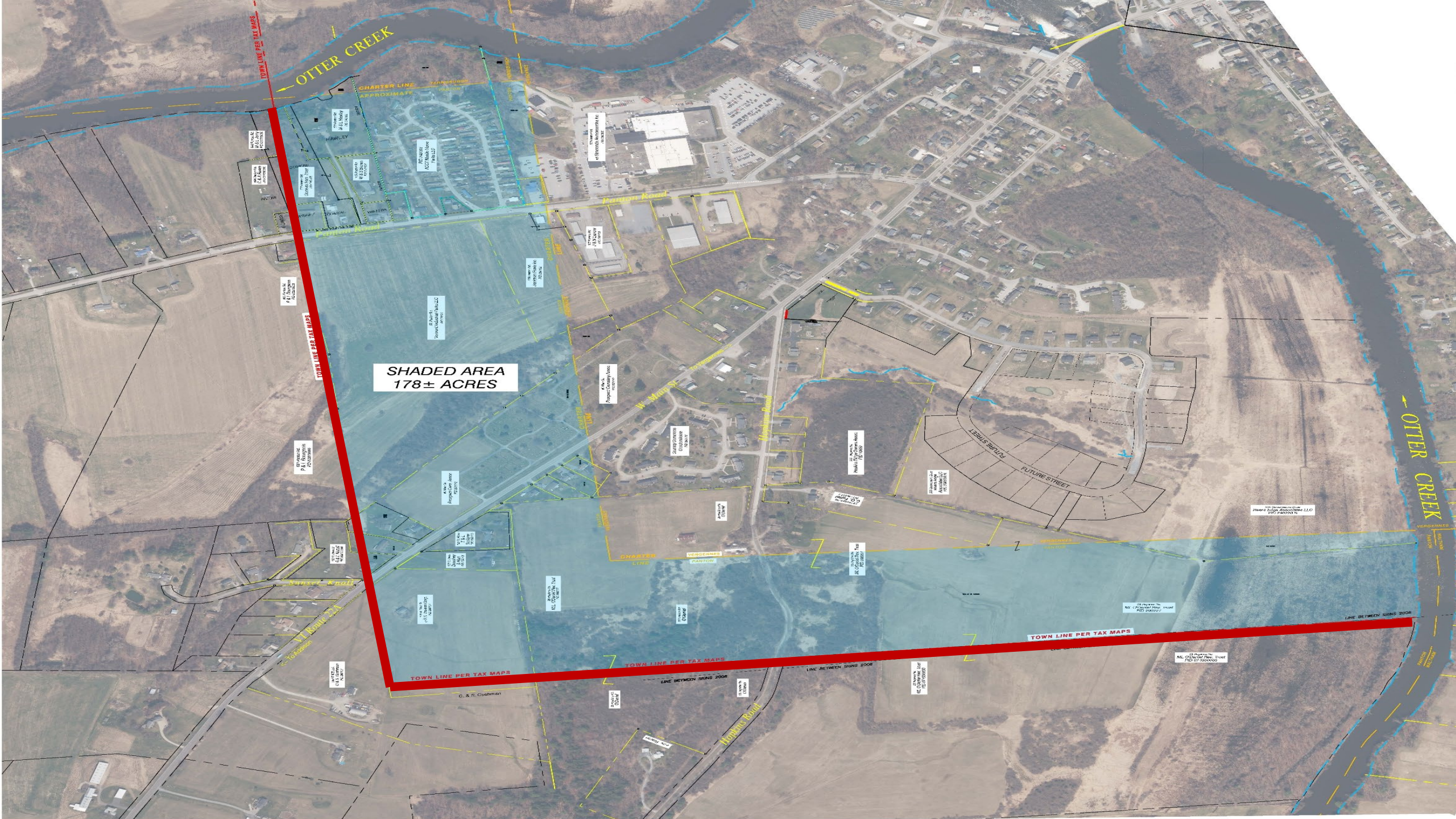
Rough L Shape from Northern Otter Creek, to Western Otter Creek



Boundary Proposal 1

- Establish the Current Tax Map Line as the Official Boundary between Vergennes and Panton
 - Pros
 - No change for residents or taxes for either community
 - Codifies boundary, up to this point not official
 - Cons
 - Not respective of best historical evidence
 - Not respective of parcels split by boundary
 - Loss of Grand List and Tax value for Panton
 - Would have to be officially surveyed, adding time and expense to project







Boundary Proposal 2

- Establish Charter Line as Official Boundary between Vergennes and Panton
 - Pros
 - Respective of best evidence for charter intent
 - Codifies boundary, up to this point not official
 - Panton gains Grand List and taxable parcels
 - Cons
 - Development has occurred without regard to charter line
 - Further divides parcels, increasing difficulty for residents
 - Panton's capacity to manage increase in population, infrastructure, and education responsibility

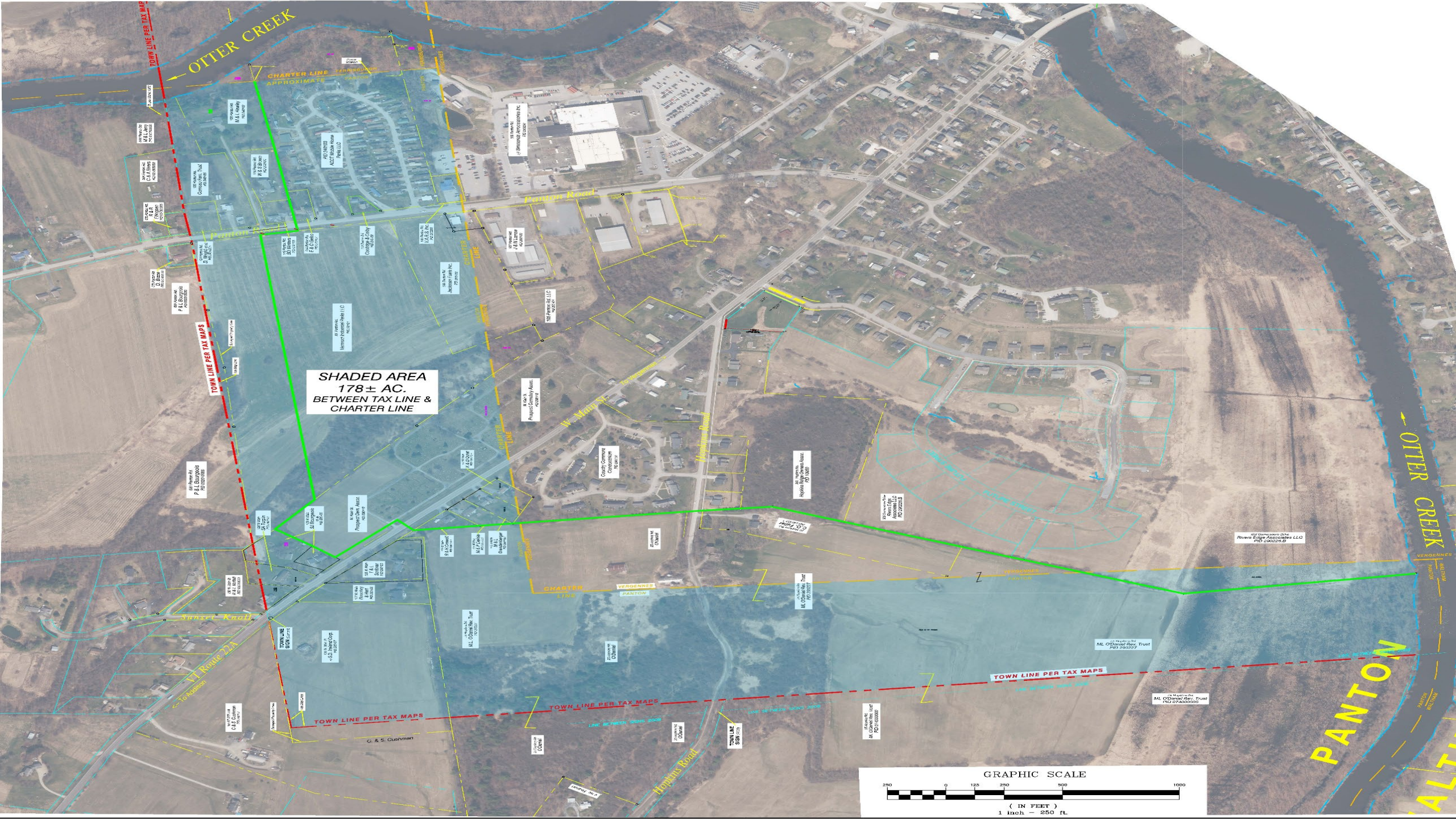




Boundary Proposal

3-Administrative Proposal

- Establish the boundary between Vergennes and Panton as a negotiated line
 - Pros
 - Uses existing surveyed property boundaries
 - Adds to Panton's Grand List and taxable parcels without overwhelming limited services and administrative capacity
 - Reconciles centuries old boundary issue in a manner sensitive to modern/current development
 - Cons
 - Negotiated boundary will need a period of adjustment/comfortability
 - Will require agreement between the municipalities in several areas



SHADED AREA
178± AC.
BETWEEN TAX LINE &
CHARTER LINE

GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.

Reasoning

- Pantan's small size, and small tax base made the inclusion of some parcels untenable
 - Increased Police and Fire contracted services
 - Increased Education Tax Liability
 - Difference in Zoning, with regard to developable properties and potential Bypass
 - Overarching desire to amend historical mistake, while not ignoring present day needs and residents
 - Pump station and Vergennes Sewer Infrastructure
 - "Good will" and intermunicipal relationships



Stipulations needed to make this possible



Panton will have to agree to the following:

Parcels moving from Vergennes to Panton are granted Vergennes Zoning Regulations, as of date of adoption, perhaps in perpetuity, to be enshrined in official Land Records

Panton will accept the physical data from the 2025 Vergennes re-appraisal in good faith, and will use that data in the Panton Land Schedule and Cost Table calculations



Vergennes will have to agree to the following:

The properties that currently receive service via the Vergennes Sewer system will continue to do so, and at the residential rate.

Additionally, any services normally provided by the City of Vergennes related to sewers will continue.

Path Forward

24 V.S.A. Section 1461
lays out a clear path for
municipalities seeking to
alter, amend, or establish
boundary lines.



If agreement is reached,
process is relatively
simple and
straightforward



If agreement can't be
reached, the issues
proceeds to arbitration

Questions/Comments