



**Minutes for Town of Pawlet Planning Commission  
Pawlet Town Office  
Pawlet, VT  
Monday, June 26, 2017  
7:30 p.m.**

**Members Attending:**

**Eric Mach – Chairman  
Wayne Clarke  
Gary Baierlein  
Melissa LaCount  
Rik Sassa  
Harry Van Meter**

**Members Absent:**

**Mark Frost**

**Others Attending:**

**Frank Nelson, West Pawlet resident**

Eric Mach called the meeting to order at 7:39 PM.

**Item 1: Meeting Agenda**

Eric Mach stated that the agenda needs to be amended to omit the guest speaker and the Zoning Administrator's report for tonight's meeting. Eric asked for a motion to accept the agenda as amended. Harry Van Meter made a motion to accept the meeting agenda. Wayne Clarke seconded the motion. The motion passed by unanimous vote.

**Item 2: Minutes of April 24, 2017 Meeting**

Gary Baierlein indicated that the spelling of his name in the attendance section is in error. Harry Van Meter said that he will correct the minutes and have them re-posted on the Town website. Harry Van Meter made a motion to accept the meeting minutes with the one correction noted. Gary Baierlein seconded the motion. The motion passed by unanimous vote.

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### **Item 3: Public Comments**

Frank Nelson presented an article published recently in the Rutland Herald regarding the cost of residential housing in Rutland County and throughout the state of Vermont, which he pointed out is considered unreasonably high. Frank said the article described ways that home owners could get financing for renovations, which might benefit West Pawlet property owners. Frank went on to say that with respect to economic development in the Town, better quality housing in the villages would be more of an incentive for businesses to locate within the Town. He said that one of the reasons Telescope decided to locate in Granville was the abundance of affordable housing in the village.

### **Item 4: General Discussion**

Wayne Clarke said in connection with our discussions of economic development within the Town of Pawlet that the Town needs a plan for residential improvements that will encourage businesses to settle in the Town. Harry Van Meter stated that in order for a plan to be viable some business enterprises need to be present so the low to no income people in West Pawlet have jobs so they can afford to purchase or rent affordable housing. Wayne said that there are many farms in the area, that are going business concerns, that use hired labor and that labor force needs affordable housing.

Eric Mach said that the Commission needs to know the condition of the housing stock in order to propose a plan that would support business development in the Town. Eric proposed that the Commission has to study the housing stock and suggest we may solicit the help of the Town listers to compile data that we need. He said that he will talk to them to see if they have time to talk with us. Harry Van Meter suggested that Eric talk to the RRPC to get some advice on how we can move forward in studying our housing stock in the two villages. It was agreed that the traffic study discussed last month and a study of the existing housing stock go hand in hand in preparing a plan for improving the quality of the living environment in the two villages.

Eric suggested that the entire commission take a walking tour of West Pawlet next month in lieu of the usual sit-down meeting to gain a first-hand sense of the residential and commercial properties in that village. The members agreed to meet at the Monument at 7:30pm weather permitting.

### **Item 5: Zoning Administrator's Report**

Eric Mach reported that he has been appointed chairman of the Rutland Regional Planning Commission. The commissioners congratulated Eric on his appointment.

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### **Item 6: Next Meeting**

The next regularly scheduled monthly meeting of the Pawlet Planning Commission will be held on July 24, 2017 at 7:30 PM. The agenda for that meeting will be 1) approve agenda, 2) approve minutes, 3) public comments, 4) walking tour of West Pawlet, 5) zoning administrator's report, 6) set agenda for the next meeting.

Harry Van Meter made a motion to adjourn the meeting. Mark Frost seconded the motion and Eric Mach adjourned the meeting at 9:00 PM.

Respectfully submitted by Harry Van Meter