

Minutes of Town of Pawlet Planning Commission
Pawlet Town Offices
Monday, April 23, 2012, 7:30 pm

Members in Attendance:

Fred Stone
Karl Eberth
Harry van Meter
John Thrasher
Myron Waite

Others in Attendance:

James Glick
Lenny Gibson
Jaime Lee, RRPC
Jacki Lappen, PPC Clerk
Ray Duquette
Eric Mach, Zoning Admin.

Members not in Attendance:

Gary Baierlein
Tom Nelson

Item 1

Review minutes

March minutes were adopted, as written, by consensus.

Item 2

Zoning administrator's report

Eric Mach reported that he has an application to replace a house. He also has an application for a camp in the Agriculture and Rural Residential zone, which he feels is a problem to police as it could be converted to a house. In these cases, he requires that the septic system meet the requirements for a single-family residence. The PPC and James Glick reviewed whether a camp is an allowed use in the ARR district. Eric distributed a letter from the Nature Conservancy.

MOTION made to prepare a letter to VHCB stating that the proposed purchase conforms to the Pawlet Town Plan and the PPC supports this project. Motion made by John Thrasher, seconded by Myron Waite. Discussion: Karl Eberth would like to know what TNC plans to do to make it available to the public as mentioned in their letter. This project has already come before the PPC, but now TNC is seeking funds from VHCB. **Motion approved unanimously.**

Item 3

Change zoning permit application to conform to current state law

John Thrasher reported that the application meets state law, and it says that it will be up to the applicant to ensure they acquire all necessary permits.

Item 4

Review any completed public surveys (Jaime Lee, RRPC)

Survey has not been distributed yet and the Pawlet newsletter has not yet come out. Lenny Gibson offered his suggestions for reformatting the draft survey, and Jaime will incorporate them tonight and get the file to Elizabeth Gibson for the newsletter. The public forum will be held on June 25 at 7:00 pm to educate about the proposed regulations and to gather public comment.

Item 5

Work on unified bylaw draft (Jaime Lee, RRPC)

Jaime distributed maps and information showing setback, lot size, frontage, and building height requirements for all Pawlet zoning districts. The purpose, using Rupert's subdivision regulations as a model, is to help determine in which districts the PPC would like to see density based regulations. John Thrasher explained that density based regulations allow people to divide off a lot smaller than what zoning requires, as long as the balance of that requirement permanently stays with the parent lot. Adopting density based regulations will place an added burden on the zoning administrator, but procedures can be incorporated into the regulations to address this issue – such as an archive set of tax maps from the year the regulations are adopted.

Karl Eberth suggested that the PPC focus on what will be presented to the public at the forum. John Thrasher said that Rupert's consultant showed a full build-out map based on current regulations and explained what the planning commission is considering. Jaime said she would help prepare PPC members at the June 4 meeting, including asking them what questions they would personally ask.

John Thrasher stated that, in general, subdivision regulations would ensure that all zones would have an orderly process for subdividing land. He recommends that density based regulations be focused only on the Forest & Agriculture district. Harry van Meter expressed interest in regulating density also in the Agriculture and Rural Residential zone. This matter will continue to be considered by the PPC.

Item 6

New business

- Ray Duquette reported that Cartographic Associates will be presenting on Thursday, May 3, at 7:00 pm at the library on the GPS digital mapping program.
- Fred Stone stated that the PPC's usual agenda does not include a place for public business. Going forward, folks will be allowed to speak for a few minutes at the beginning of the meeting; if they need longer, they will have to wait until new business.

Item 7

Set agenda for next month's meeting

Topics will include Karl Eberth's suggestion that Jaime provide a basic outline of what will be worked on over the next year. Jaime will prepare documents for public forum. Fred Stone requested the clerk place "audience" after the minutes.

The next meeting will be held on June 4, instead of May 25 which is Memorial Day.

Respectfully submitted,
Jacki Lappen, PPC Clerk