

Minutes of Town of Pawlet Planning Commission

Pawlet Town Offices

Monday, April 25, 2011, 7:30 pm

Minutes

Members in Attendance:

**Karl Eberth
James Glick
Fred Stone
Gary Baierlein
Harry van Meter
Myron Waite**

Members Not in Attendance:

Tom Nelson

Others in Attendance:

**Eric Mach (Zoning Adm.)
Jacki Lappen (PPC Clerk)
John Thrasher
Joan Allen (Nature Conservancy)**

The meeting began with Karl Eberth presiding as Chair.

Item 1

Review minutes of March 28, 2011 meeting

Motion made to accept the minutes from the March 28, 2011 meeting.

Motion made by: Harry van Meter

Seconded by: Gary Baierlein

No Further Discussion

Oral Vote: Unanimous

Item 2

Zoning administrator's report

Eric Mach gave the following report:

- a) A DRB meeting is scheduled for Tuesday, April 26, 2011, at 6:30 pm, to discuss a proposed park-and-ride on property behind the library.
- b) The Rutland Regional Planning Commission is hosting an open house on April 28.
- c) Eric has approved a permit for the development of a lot with just a 20-foot right-of-way on Betts Bride Road because it was from a pre-existing 1970 subdivision.
- d) April is Fair Housing Month.

Vice-Chair James Glick arrived and took over as chair of the meeting.

- e) Eric is submitting a letter to the Select Board requesting that he be appointed to the PPC to replace James Glick. James' term is up on April 30 and he has asked to not be reinstated because he will be in Philadelphia over the next several months. John Thrasher stated that he, too, is interested in being appointed to the PPC.
- f) A building permit is being sought for a garage on Sargent Hill.

Item 3

Joan Allen, The Nature Conservancy

At the PPC's request, Joan Allen met with the PPC to explain The Nature Conservancy's (TNC) proposed purchase of the 181-acre Morelli land as part of TNC's overall North Pawlet Hills conservation project. As part of a grant application to the Vermont Housing and Conservation Board, TNC must submit a letter from the PPC saying that the purchase is consistent with the Pawlet Town Plan. Joan reviewed TNC's mission to conserve biodiversity and explained the unusual natural communities and ecological values of the North Pawlet Hills – including dry oak-hickory-hop hornbeam forest, acidic cliffs, dry oak woodland, nesting peregrine falcons, and rare and endangered plants. To date, TNC has conserved 740 acres in these Hills. Joan addressed questions from PPC members on subjects such as property taxes (TNC pays them), public use (pedestrian only and encouraged, but not necessarily developed), and future acquisitions (TNC interested but limited in funds and staff). PPC members asked Joan to send copies of the TNC property map, and with future proposals, to specify the ecological values of the property in her request letter to the PPC. After Joan left, PPC members discussed issues relating to property taxes, logging, and consistency with the town plan.

Motion made to support this purchase with the recommendation that adequate public access be provided.

Motion made by: Fred Stone
Seconded by: Karl Eberth
No Further Discussion
Oral Vote: Unanimous

Item 4

Continued discussion of subdivision regulations

Due to lack of time, this item will be placed on the May agenda.

Item 5

New business

No new business was presented.

Item 6

Set agenda for next month's meeting

The May 23rd meeting agenda items will be (1) approval of minutes; (2) zoning administrator's report; (3) questions for Vermont Land Trust; (4) continued discussion of subdivision regulations; (5) new business; and (6) setting the June meeting agenda.

Motion made to adjourn the April 25, 2011 meeting.

Motion made by: Karl Eberth
No Further Discussion
Oral Vote: Unanimous

Respectfully submitted,
Jacki Lappen, Pawlet Planning Commission Clerk