



**Minutes for Town of Pawlet Planning Commission
Pawlet Town Office
Pawlet, VT
Monday, August 24, 2015
7:30 p.m.**

Members in Attendance:

**Gary Baierlein
Wayne Clarke
Paul Elsholz
Lenny Gibson
Eric Mach
Fred Stone
Harry Van Meter**

Others in Attendance:

**Barbara Noyes Pulling, Rutland Regional Planning Commission
Elizabeth Gibson, Pawlet
Frank Nelson, West Pawlet
Allen Turner, Pawlet**

Eric called the working meeting to order at 7:35 p.m.

Item 1: Approval of Minutes

The commission reviewed the minutes from the previous two meetings on July 27 and August 10. Paul moved to approve both sets of minutes; Fred seconded the motion, passed.

Item 2: Approval of Meeting Agenda

Two items were added to the meeting agenda: (1) schedule for updating the Unified Bylaws (Eric) and (2) addition of storm water discussion to Utilities section of Town Plan (Paul). Harry moved to approve the agenda with these two additions; Paul seconded, passed.

Item 3: Audience

The two audience members, Frank Nelson and Allen Turner, reported that they were present to observe the meeting and had no specific items to present to the commission.

Item 4: Zoning Administrator's Report

Paul took over as Chair while Eric, as Zoning Administrator, gave his report. Eric said that he had received another amendment for the Mach's project application to the Development Review Board, this time for the addition of a meat cutting room. Eric also mentioned correspondence from Pam Gilbert regarding adding an additional apartment to her property in the Pawlet Village

Center, which raises issues regarding allowable density in village center. Lenny said that Pam might come to the next regular meeting of the commission on September 28.

Item 5: Schedule for Modifying Unified Bylaws

The Town's Unified Bylaws must be modified with regard to fluvial erosion zones/river corridor wording required to accompany the new river corridor maps that the State has developed since Pawlet adopted the Unified Bylaws. Eric suggests that we do the public hearing required for this revision at the same time that we hold the hearing required for the Town Plan revision. Eric had said at the last meeting that he would forward the revised wording to everyone on the Planning Commission for their review.

Item 6. Revision of Town Plan

Utilities Section: Some discussion of storm water is required in this section, according to Barbara and Paul, although the topic is also covered in the land use and flood resilience sections. The Town Plan must include a map and plan for storm water drainage. Paul will add the necessary wording to this section.

Land Use Section, Solar Siting: Eric wants to delete the second paragraph on page 16 as inappropriate for the town plan, includes discussion of corn. Paragraph was deleted.

Objectives and Implementation Section, Zoning: Eric wants to reword the recommendation regarding industrial zoning to read "study the feasibility of modifying industrial zoning, presently a single district, into two types of districts." That change was made.

Energy Section: Barbara suggested adding, page 82, to the recommendations for the Pawlet Energy Group that the group should develop "programs and community standards ..."

Flood Resilience Section: Barbara noted that the phrase on page 84 referring to climate change had not been deleted. After extensive discussion Fred moved to delete that section, Wayne seconded, motion passed with Harry and Lenny opposing.

Agriculture: Fred said that the original write-up that he had worked on had changed. Lenny explained that it had been incorporated into various sections where relevant, such as Land Use, Economic Development, and Objectives and Implementation. There was extended discussion as to whether agriculture should be a separate section or not. Paul moved to put Fred's original write-up in the Town Plan as an Appendix, Harry seconded, motion passed.

Housing Section: Lenny reviewed the housing section and stressed the basic themes of value, availability, and affordability. Barbara said that this section needs to address the topics of affordable housing and projected housing needs in terms of location and that one important recommendation to include is to conduct a study of housing in Pawlet. Lenny said that the topic of affordable housing is mentioned in the Unified Bylaws, which should be referenced in this section.

Editing process: Barbara asked about the process for proofreading and editing; Lenny explained how to download the latest versions of the individual sections from Box, make changes and then email those changes to Lenny who will then upload them to Box. Fred made a motion to have Barbara do all the editing of the Town Plan, which Harry Van Meter seconded, but the motion was not voted on.

Frank Nelson noted that the West Pawlet Farmers Market was disbanding, so that any mention of it in the Town Plan should be deleted.

Item 7. Schedule for Completing the Town Plan

In order for the commission to be able to review final draft of the Town Plan, there must be one more special meeting, to be held on Monday, September 14, 7 PM. Lenny said the draft will be done ahead of that date, by September 9 or 10, so that everybody has time to look it over. Elizabeth said she would ask Deb Hawkins to warn this meeting.

Gary moved to adjourn the working meeting at 9:30 PM.

Respectfully submitted by Elizabeth Gibson, Acting Clerk