

Minutes of Town of Pawlet Planning Commission
Pawlet Town Offices
Monday, December 27, 2010, 7:30 pm

Minutes

Members in Attendance:

Tom Nelson
Karl Eberth
James Glick
Fred Stone
Myron Waite
Harry van Meter

Members Not in Attendance:

Gary Baierlein

Others in Attendance:

Jacki Lappen (PPC Clerk)

Item 1

Review minutes of November 22, 2010 meeting

Motion made to accept the minutes from the November 22, 2010 meeting.

Motion made by: Harry van Meter

Seconded by: Myron Waite

No Further Discussion

Oral Vote: Unanimous

Item 2

Zoning Administrator's Report

Eric Mach was not present at the meeting, so no report was given.

Item 3

Rewrite of zoning regulations

James Glick reported that he and Eric Mach have rewritten the zoning regulations and John Thrasher has agreed to the changes. They include:

- a) changing ZBA to DRB (Development Review Board);
- b) removing the section dealing with the PPC holding hearings on conditional use, which will now be in the DRB's hands;

- c) adding the amendment adopted 7/27/09 on Article 4, section 4, concerning 50' frontage on right-of-ways.

The fee schedule has also been brought up to date to align with the zoning application's fee schedule. In response to a question from Fred Stone, James clarified that the Town does not charge fees for the construction of agricultural buildings.

Motion made to accept the zoning regulations as written and to go forward in seeking the public's response.

Motion made by: Karl Eberth
Seconded by: Harry van Meter
No Further Discussion
Oral Vote: Unanimous

PPC members agreed that the public hearing on the zoning regulations will be held on 1/24/11, and then the Select Board will hold its own public hearing.

PPC members discussed how to launch the DRB and decided on the following:

- a) As prior chair of the ZBA, Tom Nelson will chair the 1st DRB meeting on 1/24/11 for the purposes of electing officers. PPC Clerk Jacki Lappen will warn the agenda.
- b) Tom Nelson will write to the Select Board to set a per-diem rate for hiring a DRB Clerk. DRB fees would help offset the cost of the Clerk. Karl Eberth announced that Jacki Lappen's period as PPC Clerk is now completed. Jacki agreed to continue serving as PPC Clerk for a 2nd 6-month period (January-June meetings) at the current rate authorized by the Select Board of \$500 per year. After the 1st DRB meeting, the DRB and Jacki may agree that she serve as DRB Clerk also. She also agreed to notify Tom Nelson by April if she will not continue beyond June.

Item 4

Continued discussion of subdivision regulations

Karl Eberth distributed materials he has gathered on Act 250 and on subdivision regulations to help PPC members become more informed. Karl interpreted that, currently, Act 250 regulates the subdivision of Pawlet land into 6 or more lots of any size within a continuous period of 5 years. With town subdivision regulations, Act 250 would begin regulating the number of lots at 10, instead of 6. Currently, Pawlet landowners can create a 5-lot subdivision without needing an Act 250 permit. PPC members discussed how requiring some simple planning could help improve the layout and look of subdivisions, and address sewer, road, and emergency access issues. Discussion will continue at the January meeting.

Item 5

New business

No new business.

Item 6

Set agenda for next month's meeting

The following agenda was set for January:

1. Review minutes of December 27, 2010 meeting
2. Zoning Administrator's Report
3. Public hearing on zoning regulations
4. Continued discussion of subdivision regulations
5. New business
6. Set agenda for next month's meeting

Motion made to adjourn the December 27, 2010 meeting and to schedule the next Pawlet Planning Commission meeting for Monday, January 24, 2011 at 7:30 pm.

Motion made by: Harry van Meter
No Further Discussion
Oral Vote: Unanimous

Respectfully submitted,
Jacki Lappen, Pawlet Planning Commission Clerk