

**Minutes of Town of Pawlet Planning Commission**  
**Pawlet Town Offices**  
Monday, January 28, 2013 7:30

**Members in Attendance:**

Fred Stone  
John Thrasher  
Tom Nelson  
Gary Baierlein

**Members not in Attendance:**

Harry van Meter  
Myron Waite (resigned)  
Karl Eberth

**Others in Attendance**

Eric Mach Zoning Admin.  
Jaimie Lee, RRPC  
Lenny Gibson  
Frank Nelson

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**Item 1: Review Minutes.**

Minutes were accepted from November 26, 2012 meeting.

**Item 2: Audience Comments.**

Frank Nelson asks if there might be building restrictions in village regarding rentals. John Thrasher commented that he does not advise creating a design review board or making rentals a conditional use.

**Item 3: Zoning administrator's report.**

No applications to report at this point.

**Item 4: Subdivision regulations with Jaimie Lee, Rutland Regional Planning Commission.**

Jaimie Lee continued with discussion of Subdivision regulations. There was a discussion about whether floodplain regulations should be incorporated into Unified Bylaws. Lenny Gibson says reason floodplain regulations are in a separate document is so don't have to open up everything in a hearing. Jaimie Lee would not caution against keeping them separate. Eric Mach asks about wireless communications. Eric Mach suggests eliminating golf courses as permitted use in Forest and Agriculture. Discussion ensues. Jaimie Lee wants everyone to evaluate Table of Uses for next meeting to see if all should be included.

Suggested changes by John Thrasher. Section 23, performance standards, page 29-- Get rid of last three sentences. Page 18, replace 'excluding' with 'including'. Page 23,

section 4: John Thrasher asks if this should be moved to Article 6. Section E: Add third choice.

Planned Unit Development: page 35 -- get rid of 'condominium'.

Page 36, article 7, section 2, should be listed as A, B, C, D.

Page 37, section 5 exemptions should go at the end.

Don't need bylaw saying we won't prohibit clotheslines etc.

No. 12 on page 39 are contrary to bylaw.

Jaimie Lee says we can grant DRB ability to make a waiver. She is working on the Waiver section.

Page 48, Jamie says take out fees part and fees should be posted in town office. Fees will be as established by the select board.

Fred Stone wonders where Development Review Board will get training. John Thrasher agrees that they need training. Tom Nelson asks if it is required that DRB takes a course. Fred Stone will talk to Select Board to see what could be set up in terms of training.

Gary Baierlein's comments: The list of permitted and conditional use is out of balance. He feels more of the permitted uses should be conditional uses. He commented that on Page 16 the required screening is too extensive. If require 10' depth, it would be too much when planting is mature, thus wording should be revised. Perhaps revise to a minimum of 10 feet wide at mature stage.

John Thrasher suggests you could identify an area where planting could go.

John Thrasher comments: page 6, section 2, No. 8. Get rid of word tax policies since PC has no control over taxes. Get rid of 13 and 14, long range plans should be part of town plan not zoning regulations. Asks if forestry permitted uses will be added back in.

Jaimie Lee passed out Homeowner Association and Conservation Easement language and Draft Subdivision permit applications and revised language for Article 8 and 9. She would like everyone to look at the Table of Permitted and Conditional Uses by District to review at the February 26 meeting. Jaimie says that Version 3.0. will be in town office on Feb. 11, 2013.

#### **Item 5: New Business:**

Letter of resignation has been submitted from Myron Waite. John Thrasher moved to send letter thanking him for his many years of service. Motion passed unanimously. Clerk will draft letter of appreciation. Discussion ensued about the need to replace Myron Waite. Select board is responsible for appointing someone. John Thrasher suggested that anyone who has an interest in joining the PC should submit their name to the select board and the Planning Commission.

#### **Item 6: Set Agenda for Next Meeting.**

The next Meeting is Monday, February 25, 2013. The agenda includes: Approval of Minutes, Zoning Administrator Report, Comments from audience, Jaimie Lee

presentation on zoning language fixes and review of table of permitted and conditional uses, Old Business, New Business and setting agenda for next meeting.

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Respectfully submitted,  
Kathy Doyle, PPC Clerk  
1/31/2013