

Minutes of Town of Pawlet Planning Commission
Pawlet Town Offices
Monday, March 28, 2011, 7:30 pm

Minutes

Members in Attendance:

Tom Nelson
Karl Eberth
James Glick
Fred Stone
Gary Baierlein
Harry van Meter

Members Not in Attendance:

Myron Waite

Others in Attendance:

Jacki Lappen (PPC Clerk)

Item 1

Review minutes of January 24, 2011 meeting

Motion made to accept the minutes from the January 24, 2011 meeting.

Motion made by: Harry van Meter

Seconded by: Karl Eberth

No Further Discussion

Oral Vote: Unanimous

Item 2

Zoning administrator's report

Eric Mach is sick, so he passed along his report to James Glick to deliver.

- a) The Nature Conservancy (TNC) has sent a letter requesting a PPC determination that TNC's planned conservation purchase of the 181-acre Morelli property abutting the Cleveland Farm conforms to the Town Plan. This determination is needed for TNC to secure a grant toward the purchase price from the Vermont Housing and Conservation Board.

This launched a discussion about how the PPC has been responding to this type of request from both TNC and the Vermont Land Trust (VLT) on a case-by-case basis. PPC members expressed a desire to gain a better understanding of the big-picture conservation interests of these two organizations within our town. Fred Stone reported that Don Campbell from VLT has offered to meet with the PPC.

Motion made to invite Joan Allen from TNC to appear before the PPC in April to discuss the Morelli and other projects and to provide property maps.

Motion made by: Gary Baierlein

Seconded by: Harry van Meter

Secretary Karl Eberth will issue the invitation to Joan Allen. Fred Stone suggested that the PPC discuss in advance what it wants to talk about with VLT; this item will be put on the May agenda and Don Campbell will be invited to attend the June meeting. PPC members briefly discussed how land is conserved through outright purchase by TNC and through the purchase of development rights by VLT.

No Further Discussion

Oral Vote: Unanimous

- b) A West Pawlet resident will be putting in solar panels and a reverse meter, and Eric is informing the PPC for informational purposes only.

Item 3

Continued discussion of subdivision regulations

PPC members continued discussing what impact adopting subdivision regulations (SR) would have on Pawlet landowners, businesses, and the Town as a whole, including:

- a) Adopting SR may give more local control over encouraging home-industry and small-contractor types of development.
- b) The PPC should approach adopting SR by deciding if they are in the best interests of the Town, not in the best interests of an individual or group.
- c) SR should be based on the goals of the Pawlet Town Plan.
- d) The consideration of SR should not be about whether it will make it easier or more difficult to buy and develop land. They should be designed to help guide people to be successful.
- e) Part of the process should be to create a road map to guide landowners on what they need to do and what town or state permits might be required.
- f) SR may give the PPC more control over the design of development.
- g) PPC members agreed the Town needs more detailed guidelines on design, maintenance, and emergency access for private roads.
- h) Other issues that SR could address are siting and orientation of houses, energy efficiency measures, and construction materials.
- i) Process for town approval of SR is the same as it was for the zoning regulations.
- j) Incentives, rather than explicit regulations, could be used to encourage certain types of development.
- k) SR should help encourage small businesses to locate in Pawlet, so it does not become a bedroom community.
- l) The goal is to ensure a quality environment for everyone.
- m) The PPC can develop SR incrementally as issues arise.
- n) The PPC could make a list of the issues the Town currently is experiencing that SR could address. Eric Mach could help with this.

Item 4
New business

No new business.

Item 5
Set agenda for next month's meeting

The April 25th meeting agenda items will be (1) approval of minutes; (2) zoning administrator's report; (3) Joan Allen, The Nature Conservancy; (4) continued discussion of subdivision regulations; (5) new business; and (6) setting the May meeting agenda.

Motion made to adjourn the March 28, 2011 meeting and to schedule the next Pawlet Planning Commission meeting for Monday, April 25, 2011, at 7:30 pm.

Motion made by: Tom Nelson
No Further Discussion
Oral Vote: Unanimous

Respectfully submitted,
Jacki Lappen, Pawlet Planning Commission Clerk