

Minutes of Town of Pawlet Planning Commission
Pawlet Town Offices
Monday, November 22, 2010, 7:30 pm

Minutes

Members in Attendance:

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

Members Not in Attendance:

n/a

Others in Attendance:

**Eric Mach (Zoning Administrator)
Jacki Lappen (PPC Clerk)
Lenny Gibson**

Item 1

Review minutes of October 25, 2010 meeting

Motion made to accept the minutes from the October 25, 2010 meeting.

Motion made by: James Glick

Seconded by: Myron Waite

No Further Discussion

Oral Vote: Unanimous

Tom Nelson suggested that items 2-4 on the agenda be discussed in reverse order.

Item 2

New business

Eric Mach reported on a number of matters:

- a) \$42,000 municipal planning grants are available. Eric will approach grantwriter Karen Folger who is on contract with the Town.
- b) Pawlet is one of the few towns that have not done an energy audit. Some grant money is available and Eric will talk with the Select Board about this.
- c) The cost of our membership in the Rutland Regional Planning Commission (RRPC) is going up \$100, from \$750 to \$850.
- d) CVPS is seeking our streetlight data, so the Town will need to authorize the RRPC to release it.

- e) A West Pawlet resident has made a complaint about a streetlight. CVPS will shade the streetlight if the Town OK's it.
- f) The Town of Wells will hold a public hearing on zoning regulations on December 6.
- g) The Agency of Natural Resources has issued a wastewater permit for one house on Towslee Hill Road.

Item 3

Continued discussion of October 25 meeting subjects:

- a) **Progress of new town plan.** James Glick reported that the 2010 Town Plan was adopted by the Select Board on 10/16/10 after the public hearing. The RRPC also approved the Plan, thereby giving both Pawlet Village and West Pawlet Village the village center designation. PPC members gave special thanks to James Glick for his hard work in shepherding through the revised Town Plan.
- b) **Progress in replacement of board of adjustment.** Tom Nelson reported that the ZBA finished its business tonight by approving the minutes of October 25. Attorney John Thrasher is writing the resolution establishing the DRB. If approved by the Select Board, the tentative start date for the DRB is 1/1/11. The next steps are to rewrite the zoning regulations to specify DRB in place of ZBA, and to find a clerk for the DRB.

Item 4

Discussion of structure of PPC meetings

Karl Eberth stated that the open structure of PPC meetings, whereby commission members and audience members participate at will, blurs both their respective roles and the thread of discussion among commission members. He suggested a new structure be put in place that would clearly separate the commission's discussion from the audience's comments. Commission members discussed this subject at length, with the intent of achieving more substantive interaction among the seven commission members and ensuring a consistent process. Tom Nelson added that he would like more input from commission members on setting the agenda, and that led to a discussion about a better way to set the meeting agenda.

Motion made to adopt Karl's proposal for a new meeting structure.

Motion made by: Harry van Meter
Seconded by: Gary Baierlein

Discussion continued about the possible types of meeting structures. Two options that surfaced were: (1) Commission members are afforded the opportunity to discuss each agenda item prior to opening it up to the audience, or (2) Audience members can raise their hands and ask to be recognized by the Chair at any time during an agenda item.

Motion amended to adopt Karl's proposal to restructure commission meetings so that commission members are afforded the opportunity to discuss each agenda item prior to opening it up to the audience.

Amended motion made by: Harry van Meter

Seconded by: Gary Baierlein

No Further Discussion

Oral Vote: Unanimous

The commission also agreed to make several changes on setting agendas. Henceforth:

- a) **the first agenda item will continue to be approval of the minutes**
- b) **the second agenda item will be the Zoning Administrator's report**
- c) **the last agenda item will be setting the agenda for the next month's meeting**

Item 5

Set agenda for next month's meeting

Commission members want to continue discussion about subdivision regulations. Gary Baierlein brought up how Act 250 and subdivision regulations affect small business owners. Eric Mach said he would like to see Pawlet have subdivision regulations because Pawlet's small farms may eventually be subdivided, more decision-making would be in local hands, and it would not be costly to the Town. Karl Eberth emphasized the importance of commission unanimity in presenting draft subdivision regulations to the public. The commission agreed to place this item on next month's agenda.

Eric Mach and James Glick will rewrite the zoning regulations to incorporate these changes:

- a) changing ZBA to DRB
- 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 regulations will need to be sent to John Thrasher for approval and then go through the public approval process. The rewrite of the regulations will go on next month's agenda.

Motion made to adjourn the November 22, 2010 meeting and to schedule the next Pawlet Planning Commission meeting for Monday, December 27, 2010 at 7:30 pm.

Motion made by: Harry van Meter

No Further Discussion

Oral Vote: Unanimous

Respectfully submitted,
Jacki Lappen, Pawlet Planning Commission Clerk