

**Minutes of Town of Pawlet Planning Commission**  
**Pawlet Town Offices**  
***Monday, November 26, 2012, 7:30 pm***

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***Members in Attendance:***

Fred Stone  
Gary Baierlein  
Myron Waite  
Harry van Meter  
John Thrasher  
Karl Eberth  
Tom Nelson

***Members not in Attendance:***

None

***Others in Attendance:***

Lenny Gibson  
Frank Nelson  
Allen Turner  
Brian Rawls  
Jaime Lee, RRPC  
Eric Mach, Zoning Admin.

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**Item 1**

**Review minutes**

Minutes of October 22, 2012, were unanimously accepted.

**Item 2**

**Audience**

No audience business.

**Item 3**

**Zoning administrator's report**

Eric Mach reported that all projects currently underway are in compliance.

Harry van Meter noted that the solar project previously presented to the PPC by Gene Bertche of American Clean Energy is slated to be complete by December 31<sup>st</sup>. The Public Service Board made a decision that the project was in compliance with the Pawlet Town Plan.

**Item 4**

**Subdivision regulations – Jaime Lee, Rutland Regional Planning Commission**

The discussion focused on density based zoning, lot sizes, and PUD's in the Village Commercial and Agricultural and Rural Residential districts. Discussion ensued about reducing the 12,000 square foot lot size minimum in the municipally operated sewage disposal area. Concerns were expressed about parking and quality of life and substandard housing if the lot size was reduced.

A sample application for subdivision permits was then reviewed and Jaime noted that adopting a set of density based regulations would create orderly growth for the town.

**Item 5**

**New business**

None.

**Item 6**

**Set agenda for next month's meeting**

The next meeting is a special meeting with Jaime Lee scheduled for Monday, December 17, at 7:30 pm. The topic is Visualization: Impact on Existing Districts. Also, the PPC will meet with Joy Slusarek about the clerk position.

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Respectfully submitted,

Karl Eberth, PPC Secretary (minutes taken)

Jacki Lappen, PPC Clerk (minutes typed)