

Minutes of Town of Pawlet Planning Commission
SPECIAL MEETING

Pawlet Town Offices

Monday, October 15, 2012, 7:30 pm

Members in Attendance:

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

Others in Attendance:

Lenny Gibson
Joy Slusarek
James Turner
Frank Nelson
Mike Beecher
Jaime Lee, RRPC
Eric Mach, Zoning Admin.
Jacki Lappen, PPC Clerk

Members not in Attendance:

None

Item 1

Subdivision regulations – Jaime Lee, Rutland Regional Planning Commission

Jaime distributed a draft version of proposed Unified Regulations, which incorporates both zoning and subdivision regulations in one document. PPC members discussed text proposed for deletion (in “red” ink) or inclusion (in “blue” ink) in a variety of sections and considerations of a variety of topics, such as:

- Allowed uses in the Town’s various zoning districts;
- Accessory dwelling units where ownership changes may affect future use;
- Major development review, adapted from Manchester’s regulations, which would serve to differentiate development that would have a major degree of impact on the Town – for example, residential development of at least 5 lots or 5 units, retail development of at least 3,000 square feet, or industrial development of at least 5,000 square feet.
- Boundary adjustments and 2-lot subdivisions;
- Performance standards;
- Subdivision standards, including review standards, protection of natural resources;
- Planned unit developments in the Village Commercial, or Agriculture and Rural Residential, districts;
- Exemptions per state law, subject to specifying that “farming” and “forestry” are permitted uses;

- Subdivision approval and the benefits of early informational meetings between applicants and the Development Review Board.

Adopting Unified Regulations would not require changes to the Town Plan, but the PPC may want to take another look at the Plan as part of this process. State law requires the Plan to be updated every five years anyway.

**NEXT MEETING -- REGULAR MEETING SCHEDULED FOR NEXT MONDAY,
OCTOBER 22, 2012.**

Respectfully submitted,
Jacki Lappen, PPC Clerk