

Minutes of Town of Pawlet Planning Commission
Pawlet Town Offices
Monday, October 22, 2012, 7:30 pm

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
James Glick
Allan Turner
Jaime Lee, RRPC
Eric Mach, Zoning Admin.

Item 1

Review minutes

Minutes of September 24, 2012, were unanimously accepted.

Item 2

Audience

James Glick was put in charge of cartographic information by the listers. He suggested the PPC use the maps to indicate subdivisions, zoning districts, flood zones, etc. Harry van Meter volunteered to act as liaison between the listers and the PPC.

Item 3

Zoning administrator's report

Eric Mach reported:

- an application for a 6,000-foot warehouse in West Pawlet was approved, as it was a permitted use, and it still needs an Act 250 permit;
- Skip Clark wants to build a barn on Perry Waite's land, and Eric is working with him on setbacks. He will request a plot plan.

Item 4

Subdivision regulations – Jaime Lee, Rutland Regional Planning Commission

Jaime Lee continued with subdivision standards, specifically subdivision guidelines and application requirements. The PPC reviewed what is required of applicants including site walk,

informational meeting, preliminary design review, and final design. Discussion ensued about waivers to streamline process for smaller projects. John Thrasher questioned the need for performance standards and density bonuses, and Eric Mach thought they were not necessary. Several PPC members concurred, with the exception of section 23E (glare, lights, reflection).

Item 5

New business

The Pawlet Select Board clerk has passed on being clerk for the PPC and DRB.

MOTION by Harry van Meter to advertise for a clerk, seconded by Tom Nelson. Discussion concerned advertising in the Pawlet Newsletter, Granville Sentinel, VT News Guide, and Free Press, and asking outgoing clerk Jacki Lappen to see whether Joy Slusarek would be interested. Approved unanimously.

Item 6

Set agenda for next month's meeting

The next meeting is Monday, November 26, and the agenda includes the usual items plus Jaime Lee on subdivision regulations on the topics of draft language, densities, wastewater, lots sizes, and PUD's.

Respectfully submitted,
Karl Eberth, PPC Secretary (minutes taken)
Jacki Lappen, PPC Clerk (minutes typed)