

Minutes of Town of Pawlet Planning Commission

Pawlet Town Offices

Monday, September 27, 2010, 7:30 pm

Minutes

Members in Attendance:

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

Others in Attendance:

Eric Mach (Zoning Admin.)
Jacki Lappen (Clerk)
Lenny Gibson
Frank Nelson
Dave Lindberg
Monica & Martin Kravitt
Michael Beecher
Ken Norman

Members Not in Attendance:

None

Item 1

Review of the Pawlet Planning Commission minutes from August 23, 2010 meeting.

Motion made to accept the minutes, as revised, from the August 23, 2010 meeting.

Motion made by: Harry van Meter

Seconded by: Myron Waite

No Further Discussion

Oral Vote: Unanimous

Item 2

Public Hearing on 2010 Pawlet Town Plan

The Pawlet Planning Commission opened up the public hearing on the 2010 Pawlet Town Plan as revised. The Plan's purpose is to set general direction for the next five years.

Questions and concerns raised by audience members included:

- Whether the Plan addresses enhancements in the downtown area
- How the Plan's energy and technology sections are revamped
- If parking behind the library is addressed by the Plan

- What the process will be for implementing the Town Plan goals
- Whether the plan considers natural views as they pertain to road signage
- The Town Plan's use in Act 250, village center designation, and grant applications

Copies of the Plan are available at the Town Clerk's office, and James Glick will attempt to put it up on the town website. The next step is a public hearing by the Select Board, which can then either approve the Plan as written or refer it back to the Commission for further revision. Audience comments, and public hearing, ended.

Motion made to approve the 2010 Pawlet Town Plan and present it to the Select Board.

Motion made by: James Glick
Seconded by: Harry van Meter
 No Further Discussion
Oral Vote: Unanimous

Item 3
Continued discussion on subdivision regulations

Karl Eberth reported on his visit to the informational meeting held by the Mt. Holly planning commission to present draft revisions to their subdivision regulations. The stated purpose of the revisions was to avoid contention and to streamline the procedure to be followed by both sub-dividers and the town on what has to be done, in what timeframe, and in what order. Pawlet Planning Commission members raised a number of considerations, including Act 250 applicability, importance of local knowledge, who write the regulations and at what cost, connection of regulations to the town plan, pertinent VT by-laws, and consistency for sub-dividers. Karl and James may attend Mt. Holly's public hearing this Wednesday.

Motion made to continue with the discussion of subdivision regulations with the possibility of a hosting a guest speaker from another town.

Motion made by: James Glick
Seconded by: Gary Baierlein
 No Further Discussion
Oral Vote: Unanimous

Item 4
New business

(a) Vermont Land Trust letter

Fred Stone presented a letter from the Vermont Land Trust, requesting that the Pawlet Planning Commission return a letter stating that the conservation of four farmland properties is consistent with the Pawlet Town Plan. Commission members agreed that such conservation meets the goals of the Town Plan.

Motion made to send a brief letter saying that conservation of these properties is consistent with the goals of the Pawlet Town Plan.

Motion made by: Fred Stone
Seconded by: Gary Baierlein
No Further Discussion
Oral Vote: Unanimous

Tom Nelson directed the Clerk to draft the letter for his signature.

(b) New business: planning and zoning forum

Forum scheduled for 9/28/10.

(c) New business: pending ZBA permit.

This matter must be closed prior to the launch of the DRB. At 7:00 pm on Monday, October 25th – half hour before the Commission meeting begins – the ZBA will meet to enable the landowner to discuss this matter.

Motion made to adjourn the September 27, 2010 meeting and to schedule the next Pawlet Planning Commission meeting for Monday, October 25, 2010 at 7:30 pm.

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

Respectfully submitted,

Jacki Lappen
Pawlet Planning Commission Clerk