



**Minutes for Town of Pawlet Planning Commission
Pawlet Town Office
Pawlet, VT
Monday, December 28, 2015
7:30 p.m.**

Members Attending:

**Wayne Clarke
Paul Elsholz
Mark Frost
Melissa LaCount
Eric Mach
Harry Van Meter**

Members Absent:

Gary Baierlein

Others Attending:

**Mike Beecher, Pawlet Select Board
Jim, Beker, Pawlet
Robert Morlino, West Pawlet
Frank Nelson, West Pawlet
Barbara Noyes Pulling, Rutland Regional Planning Commission
Fred Stone, Pawlet**

Item 1: Public Hearing on the Town Plan

Eric called the hearing to order at 7:40 p.m.

Bob Morlino advocated for rewording some language in the Town Plan (draft of 12/11/15) regarding the fire department. The original passage:

The Pawlet Fire Department will also need to consider a new location for its fire house as the current location is on the banks of the Flower Brook and being in the flood plain has experienced at least two flooding events.

The revised version:

The Pawlet Volunteer Fire Department firehouse is considered a critical asset by FEMA. As the firehouse is in the Flower Brook Floodway and has experienced two flood events, consideration should be given to an alternate location in the future that meets the needs of the department, the community and is in a safe location.

Eric motioned for the change and was seconded by Mark. The motion passed unanimously.

Barbara, Wayne, and Mark pointed out some minor issues in the draft: a lack of consistent formatting on page 3, a reference to nowhere on page 4, spacing on page 9, the choice of words on pages 6 and 30, vague language on page 69 and type-o's on pages 18 and 69. Corrections were made.

Harry thought there were more type-o's. He will email a list to Barbara.

Frank asked about language to address growth in in West Pawlet Village to take advantage of the unused capacity of the wastewater treatment facility. Eric said a revision of the unified bylaws might be a better means to address that issue.

The audience had no other issues or questions.

Harry moved to forward the plan (with corrections) to the select board for approval; Wayne seconded. The motion passed unanimously.

The hearing closed at 8:26 pm.

Item 2: Next Meeting

Eric described the need to review and update the Unified Bylaws. Areas of concern include: the potential for a municipal (state-run) garage in a rural residential area, the western edge of the industrial zone, village commercial zoning, ag-related industry, microbreweries and small scale distilleries, daycare and adult-care, Air BNB's and large "home" businesses (such as carpentry and masonry).

Paul said it may be valuable to review of the process of writing the Town Plan. Since Barbara will not attend the next meeting, he will contact her and share her insights.

The agenda for 1/25/16:

Approve agenda with any changes; approve minutes from 11/23/15 and minutes from 12/28/15; audience comments; process of writing the town plan; the unified bylaws; new business; set agenda for next meeting.

Harry moved to adjourn the meeting at 9:00 PM; Melissa seconded; meeting adjourned.

Respectfully submitted by Paul Elsholz