



**Minutes for Town of Pawlet Planning Commission
Pawlet Town Office
Pawlet, VT
Monday, June 27 2016
7:30 p.m.**

Members Attending:

**Wayne Clarke (remote)
Gary Baierlein
Paul Elsholz
Mark Frost
Melissa LaCount
Eric Mach
Harry Van Meter**

Members Absent:

none

Others Attending:

**Frank Nelson, West Pawlet
Hilary Solomon, Poultney Mettowee Natural Resources Conservation District
Nancy Morlino, Pawlet Energy Group**

Wayne participated remotely via speakerphone.

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

Item 1: Meeting Agenda

Harry moved to add an item, "new business," into the agenda. Gary seconded; the revised agenda passed unanimously.

Item 2: New Business

Nancy Morlino informed the Commission that Clean Energy Design Group (CEDG) has submitted a proposal to the Select Board to lease between 7 and 10 acres of Town-owned property in West Pawlet. They intend to construct a 1.6 megawatt solar array near the old landfill. Gary was concerned about the cap on the landfill; Nancy said that CEDG understands that they cannot puncture the cap. Another concern is that the array will be visible from the rail trail. Harry had concerns about setbacks. Frank suggested that competition between solar energy producers might ensure Pawlet gets good value. Harry will forward a copy of the proposal so the Planning Commission may examine it in more detail.

Item 3: Minutes of 5/23/16 Meeting

Hilary suggested clearer language regarding last month's public comments. Paul made a motion for the change; Mark seconded. Wayne abstained; otherwise the motion passed unanimously.

Item 4: Public Comments

Hilary outlined tentative plans for a series of events to promoting flood preparedness. They include:

- Driveway Workshop - at the end of July
- Becky Tarp speaks about green stormwater - August 3
- Hike to Debris Jam - mid August
- Vermont Strong (main event) - August 28

Hilary will send more information as plans become finalized.

Frank said that parking issues are destroying West Pawlet. He thinks that parking lots in town should be a conditional use and that a review board should approve appropriate locations. Gary said that it doesn't make sense to deal with parking when there are many vacant properties. Eric said the vitality of West Pawlet is more than a density issue. He added that the Planning Commission will take more comprehensive measures to help West Pawlet when it looks at village centers--the next big issue coming up.

Item 5: Election for Commission Posts

A discussion of the roles needed to be filled by the Planning Commission resulted in the following slate:

Chairman - Eric
Vice-Chairperson - Melissa
Secretary - Paul.

Harry moved the board approve the slate; Mark seconded; the slate passed unanimously.

Item 6: Zoning Administrators Report

Melissa took over the meeting while the Zoning Administrator gave his report. Two new forms have been approved by the Selectboard and are going to be posted on the Town of Pawlet website. Eric has received two applications for subdivision--one from Tim Bryant and one from Chuck Weeden. Note that large lots, such as these two, can be approved for subdivision administratively, and do not need Development Review Board approval.

Item 7: Flood Hazard/River Corridor Bylaws

The board began reviewing a draft copy of the Town of Pawlet's Flood Hazard Regulations that included comments from Barbara Noyes-Pulling of the Rutland Regional Planning Commission.

Setbacks from the river corridor were discussed. (See draft page 2). The State of Vermont has 50 foot setbacks mapped; Pawlet's current bylaws require 100 foot setbacks. Hilary, Eric and Gary suggested we keep the 100 foot standard.

"Small Accessory Structures" are defined to be not more than 100 square feet in size. The board will need to ensure this is clear in the definitions section. (See draft page 3).

Gary suggested streamlining language under the Development Review in Hazard Areas, Conditional Use Review section. (See draft page 5).

Item 8: Next Meeting

The next regular monthly meeting is scheduled for July 25, 2016. The agenda is: 1) approve agenda 2) approve the minutes 3) public comments 4) Zoning Administrator's Report and 5) flood hazard/river corridor regulations.

Harry moved to adjourn the meeting at 8:59, meeting adjourned.

Respectfully submitted by Paul Elsholz