

**Minutes for Town of Pawlet Planning Commission
Pawlet Town Office
Monday, February 25, 2013 7:30 p.m.**

Members in Attendance:

Fred Stone
John Thrasher
Tom Nelson
Gary Baierlein
Karl Eberth

Members not in Attendance:

Harry van Meter
Myron Waite (resigned)

Others in Attendance:

Eric Mach, Zoning Admin.	Jaime Lee, RRPC
Lenny Gibson	Frank Nelson
James Glick	

Item 1: Review Minutes

Minutes of January 28, 2013 accepted pending the following changes. Item 4: change "Jaime Lee would not caution against keeping them separate" to "Jaime Lee would recommend combining them". Change spelling of Jaimie Lee" to "Jaime Lee" throughout Minutes.

Item 2: Zoning Administrator Report

No applications to report at the time.

Item 3: Comments from the Audience.

None

Item 4: Changes to Unified Bylaws (Jaime Lee)

Jaime Lee announced that the Phase II of Poultney Mettowee Geomorphic Assessment has been completed and fluvial erosion hazard areas have been mapped. These areas are above and beyond flood hazard zone. Jaime would like to present a map at the next meeting indicating where a fluvial erosion hazard zone might be identified.

There was a discussion about items to be moved from permitted to conditional use. John Thrasher asks if reopening an existing, but currently closed quarry should be a conditional use or a permitted use in industrial zone and if there should be a mixed use category. No change was made. Eric Mach asked about terminology in regulations regarding Bed and Breakfast Establishments. The term tourist home will be changed to bed and breakfast and defined.

Tom Nelson asks if bylaws should be more specific about what is objectionable traffic. After discussion, it was decided that the wording will remain the same allowing the Development Review Board to make decisions based on evidence on a case by case basis.

Some of the permitted uses in Section 6 (page 10) will be moved to conditional use. It was decided that "building trades" should be a conditional use in industrial zone and not require residency. Discussion ensued about definition of camp. Jaime will include definition of Primitive camp. Some items regarding subdivision standards will be moved elsewhere. Language about fees will be removed as this is established by the select board. A mixed use definition will be added.

Other specific changes include: Page 57 #12, 64 changed to 100 sq. feet. Page 55: 5a1. add word "practices". Add language "no zoning permit required so long as such activities are exempted by zoning by Vermont Law". Page 27: Jaime will look into whether or not there should be an automatic merger of existing small lots if they came into common ownership.

Item 5: Old Business

Nothing to report.

Item 6: New Business

No new Business.

Item 7: Set Agenda for next meeting.

Approval of minutes, Organizational meeting to elect officers, Zoning Admin Report, Comments from audience, Jamie Lee -- Continued Review of Unified Bylaws, Old Business, New Business, Set Agenda for Next Meeting.

Meeting adjourned at 9:00 p.m. Respectfully submitted by Kathy Doyle, Clerk.