

Minutes of Town of Pawlet Planning Commission
Pawlet Town Offices
Monday, February 27, 2012, 7:30 pm

Members in Attendance:

Fred Stone
Karl Eberth
Harry van Meter
John Thrasher
Myron Waite

Others in Attendance:

James Glick
Lenny Gibson
Jamie Lee, RRPC
Jacki Lappen, PPC Clerk
Eric Mach, Zoning Admin.

Members Not in Attendance

Tom Nelson
Gary Baierlein

Item 1

Review minutes

January minutes were adopted, as written, by consensus.

Item 2

Zoning administrator's report

Eric Mach introduced Jamie Lee from the Rutland Regional Planning Commission

Item 3

Select alternate to RRPC

Eric Mach explained that Lenny Gibson is serving as interim alternate. Alternate takes notes in Eric's absence, acts as observer, gains experience to eventually replace Eric, helps out if 2 committees meet at same time. James Glick and Lenny Gibson both seek the position, and both presented credentials to the PPC. Questions and discussion followed.

MOTION made by John Thrasher to select from the 2 candidates by paper ballot. Karl Eberth seconded. Paper ballots were distributed, and then collected and counted by the PPC Clerk. She informed Fred Stone that James won the vote. The PPC agreed to make a unanimous recommendation to the Select Board that James Glick be appointed. John Thrasher will inform the Select Board and the PPC Clerk will be sure to provide the Board with these minutes.

Item 4

Report on meeting with RRPC about possible contract on subdivision regulations.

John Thrasher presented draft grant agreement with RRPC. Agreement specifies that the work will not exceed the \$8,000 grant received by the Town for this purpose. RRPC staff member Jamie Lee would assist PPC on this project. She explained her background and work in Pawlet.

MOTION made by Harry van Meter to go ahead with the grant agreement. Myron Waite seconded. Approved by unanimous vote.

John Thrasher will request required signature from the Select Board. The Board has already signed the contract with the State for the \$8,000. Karl Eberth suggested that the PPC appoint a liaison to the Select Board for the process of developing subdivision regulations. Until someone agrees to serve in this capacity, John Thrasher will report to the Board on major events.

Item 5

Discuss list of concerns of PPC members for possible inclusion in subdivision regulations.

Individual PPC members cited these concerns to be addressed by subdivision regulations:

- Careful about preserving the “old” when the old is not worth preserving
- Be minimal, not overly complex
- Unified document for all town regulations
- Density-based and not cookie-cutter
- Energy issues such as orientation of lots and structures
- Affordable housing in conjunction with, and as afforded by, density-based zoning.
- In W. Pawlet Village, flexible lot size and parking for lots connected to wastewater plant
- In Pawlet Village, density different than W. Pawlet due to lack of wastewater plant
- Protect farmland and way of life
- Protect ridgelines
- Protect contiguous working forestland, avoid fragmentation
- Home occupations vis-à-vis Act 250.

Surveying town residents on their concerns was discussed, and members were asked to think of ideas for this. Jamie Lee will get the PPC Clerk a sample survey for distribution to PPC members. Lenny Gibson suggested survey be done through the Pawlet Newsletter. Harry van Meter suggested the PPC begin working on 2015 town plan now in conjunction with developing subdivision regulations, and other members agreed. Don Campbell from Vermont Land Trust had recommended that the town plan’s agricultural section be beefed up.

Item 6

New business

No new business.

Item 7

Set agenda for next month’s meeting

March 26 agenda will include response from Select Board on the RRPC alternate, subdivision regulation development with Jamie Lee, and the resident survey.

The next meeting will be held on Monday, March 26.

Respectfully submitted,
Jacki Lappen, PPC Clerk