

Minutes of Town of Pawlet Planning Commission
Pawlet Town Offices
Monday, January 23, 2012, 7:30 pm

Members in Attendance:

Fred Stone
Karl Eberth
Gary Baierlein
John Thrasher
Tom Nelson
Myron Waite

Members Not in Attendance

Harry van Meter

Others in Attendance:

James Glick
Lenny Gibson

Item 1

Review minutes

November and December minutes were adopted, as written, by consensus.

Item 2

Zoning administrator's report

Eric stated that the Pam Gilbert house on School St. is in violation of zoning regulations and he will be notifying the landowner. He was also asked for an after-the-fact permit for a 2-story farm stand on the Liebig property on Button Falls Rd. He will issue the permit because it is intended for agricultural use.

Item 3

Review of subdivision regulations from other towns

John Thrasher announced that Pawlet has been awarded a state grant totaling \$8,000 to assist in creating a "zoning and/or subdivision by-law." The contract expires on May 17, 2013, and must now be sent to the Select Board and signed by Chair Mike Beecher.

Before beginning discussion, both Eric and Lenny Gibson wanted to notify the PPC of the passing of Mark Blucher, executive director of RRPC. It was noted that his planning expertise and his accumulated knowledge allowed him to provide invaluable assistance to all the communities and individuals in Rutland County who sought his advice.

Discussion continued among PPC members concerning whether the PPC should use a private consultant or RRPC to help in writing subdivision regulations. After a brief discussion, it was decided to use the RRPC for assistance.

Motion made by Fred Stone to ask the RRPC if they can take on the job of helping the PPC write their subdivision regulations. If they can, we will sign a contract with them. Seconded by Gary Baierlein. No further discussion. Approved unanimously.

Karl Eberth distributed to PPC members subdivision regulations from the towns of Rupert and Benson. Further discussion ensued about identifying the concerns and problems that need to be addressed in Pawlet's set of subdivision regulations. Some examples include: new roads, unsellable and unbuildable lots, and commercial and industrial development. It was decided that PPC members would develop a list of subject areas to be discussed and possibly included in Pawlet's subdivision regulations.

It was also noted that public input is critical to acceptance by the Town of any subdivision regulations. Lenny Gibson suggested using the town newsletter to announce PPC's intention to create these regulations and as a way of notifying and involving residents in the planning and implementation process.

John Thrasher and Eric Mach suggested that we create unified development regulations which would combine Pawlet's zoning and subdivision regulations into one document. This would create a more efficient process for applicants and more cohesive regulations.

Item 4

New business

None

Item 5

Old business

(Continued from December meeting when there was no quorum.) VHCB needs a letter from PPC stating that the latest VLT project is consistent with the goals of the Pawlet Town Plan. PPC agreed that this project is important and consistent with the Plan.

Motion made by John Thrasher to send letter from PPC to VHCB stating that this latest project of the VLT in Pawlet is consistent with the goals of the Pawlet Town Plan. Seconded by Myron Waite. No further discussion. Approved unanimously.

Item 6

Set agenda for next month's meeting

John will report on meeting with RRPC about our contracting for their help in writing subdivision regulations. PPC will review the list of concerns by members to be discussed and possibly included in subdivision regulations.

The next meeting will be held on Monday, February 27.

Respectfully submitted,
Karl Eberth, PPC Secretary
Jacki Lappen, PPCClerk