

**Minutes of Town of Pawlet Planning Commission**  
**Pawlet Town Offices**  
**Monday, January 24, 2011, 7:30 pm**

**Minutes**

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***Members in Attendance:***

**Tom Nelson**  
**Karl Eberth**  
**James Glick**  
**Fred Stone**  
**Gary Baierlein**  
**Harry van Meter**

***Members Not in Attendance:***

**Myron Waite**

***Others in Attendance:***

**Eric Mach (Zoning Adm.)**  
**Jacki Lappen (PPC Clerk)**  
**Brian Rawls**

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**Item 1**

**Review minutes of December 27, 2010 meeting**

Motion made to accept the minutes from the December 27, 2010 meeting.

**Motion made by:** Fred Stone

**Seconded by:** Karl Eberth

No Further Discussion

**Oral Vote:** Unanimous

**Item 2**

**Zoning administrator's report**

Eric Mach distributed copies of revised zoning regulations. He reported that the only major housing permits issued in 2010 were for two new homes and one garage-to-apartment conversion. He expressed his interest in the work by a commissioner from Rutland Regional Planning Commission on affordable housing.

**Item 3**

**Public hearing on zoning regulations**

Only one member of the public was present. PPC members discussed the following:

- a) Responsibilities of the DRB include conditional permits, waivers as referred by the Zoning Administrator, and public hearings on variances.

- b) Based on Eric Mach's research, May 11, 1973 is the pivotal date for the grandfather clause in the zoning regulations.
- c) The fee schedule in the regulations now matches the zoning application.

**Motion made to approve this version of the zoning regulations.**

**Motion made by:** Harry van Meter  
**Seconded by:** Karl Eberth  
No Further Discussion  
**Oral Vote:** Unanimous

After the motion, James Glick encouraged the PPC to take a look at confusing parts of the regulations that remain. He noted that the current rewrite was primarily focused on the DRB, the fee schedule, and rights-of-way. James will report tonight's passage of the regulations to the Select Board, which will hold its own public hearing.

**Item 4**  
**Continued discussion of subdivision regulations**

PPC members discussed how small businesses and landowners would benefit from local subdivision regulations, especially as they relate to Act 250. Karl Eberth read that Act 250 regulates the construction of improvements for any commercial or industrial purpose on more than 10 acres of land, or on more than one acre if the municipality does not have both permanent zoning and subdivision bylaws. Karl reported on his conversation with Frank Bove about available \$8,000 matching planning grants with a November application deadline; a less costly option is to modify another town's subdivision regulations. PPC members discussed the increased level of responsibility and decision-making on the DRB's part if local subdivision regulations were adopted. Harry van Meter recommended that the PPC look at Tinmouth's regulations in detail and then decide how to proceed. Tom Nelson distributed a 3-page version of subdivision regulations to be reviewed at the next meeting.

**Item 5**  
**New business**

No new business.

**Item 6**  
**Set agenda for next month's meeting**

PPC adjourned prior to setting next month's agenda.

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Motion made to adjourn the January 24, 2011 meeting.

**Motion made by:** Harry van Meter  
No Further Discussion  
**Oral Vote:** Unanimous

Respectfully submitted,  
Jacki Lappen, Pawlet Planning Commission Clerk