



**Minutes for Town of Pawlet Planning Commission  
Pawlet Town Office  
Pawlet, VT  
Monday, July 27, 2015  
7:30 p.m.**

**Members in Attendance:**

**Harry Van Meter  
Wayne Clarke  
Paul Elsholz  
Lenny Gibson  
Eric Mach**

**Members Absent:**

**Gary Baierlein  
Fred Stone**

**Others in Attendance:**

**Barbara Noyes Pulling, Rutland Regional Planning Commission  
Elizabeth Gibson, Pawlet  
Keith Mason, Pawlet  
Frank Nelson, West Pawlet**

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Eric called the meeting to order at 7:35 p.m.

**Item 1: Approval of Agenda**

Harry moved to approve the agenda for the meeting, seconded by Paul, passed.

**Item 2: Previous Meeting Minutes**

Wayne moved to approve the minutes of the previous monthly meeting on June 22, 2015, Paul seconded, passed. Paul moved to approve the minutes from the special working meeting on July 13, 2015; motion seconded by Wayne, passed.

**Item 3. Audience**

In response to Frank Nelson's questions about the Town Plan in terms of its level of detail and review process, Eric said that the Town Plan should be readable and manageable and would be reviewed at many levels, including the Select Board and the Planning Commission.

**Item 4. Zoning Administrator Report**

Paul took over as Chair while Eric, as Zoning Administrator, reported that during the past month there was not much activity. He mentioned the Development Review Board meeting held just before the planning commission meeting that same evening regarding a building variance that was approved – a garage on Betts Bride Road. He also mentioned that permits had been issued for a sunroom on Route 133, craft shop in West Pawlet, and a contractor's yard in West Pawlet. The issue regarding the shooting range at the West Pawlet Fish and Game Club that he mentioned last month has now been resolved, as the shooting range has been closed down.

## Item 5. Pawlet Town Plan

**Utilities and Facilities Section:** Paul reviewed his work on this section, in which he had highlighted changes from the previous Town Plan version. New material included emergency management write-up from Bob Morlino, information on nitrates in well water from the Health Department.

Other suggestions for this chapter:

- Rename the Solid Waste section of this chapter “Solid and Hazardous Waste.”
- With regard to 3-phase power, add reference to GIS maps at [www.pawlet.vt.gov](http://www.pawlet.vt.gov) .
- All maps should be added as an Appendix and include link to above town web site.
- Revise list of town properties per the discussion at the meeting; change the wording of the “park” mentioned in the Pawlet village center.

Barbara said that in terms of RRPC review this chapter must include: plan and map of present and proposed facilities, finances, discussion of capacity of utilities and facilities in terms of present population and projected growth of population.

**Ecological, Scenic and Historic Resources:** Lenny explained that the title of this chapter has been changed from “natural” to “ecological” resources. He also pointed out some additions to the previous version, including a discussion of connected habitat for wildlife.

Elizabeth said that the description of the Town Hall as a historic resource should include the fact that it is the only building in Pawlet to be included in the National Park Service’s National Register of Historic Places.

Note that the topic of surface water protection should be addressed in the land use chapter.

**Energy Section:** Elizabeth reviewed the revised energy section and said that the Pawlet Energy Group is looking over the solar siting policy statement provided by Barbara, to be included as an Appendix to the Town Plan.

**Transportation Section:** Barbara said that she is waiting on input from Susan Schreiber of the RRPC. Specific suggestions for this section:

- Delete reference to second hazardous location on Route 30 (Eric). Keith suggested that a better way to put this would be to simply say that speed is an issue in many places in Pawlet.
- Change wording of Chet Clark Road to say that the Town should improve the Class 4 section of that road, since not all of that road is Class 4 (Keith).

***Flood Resilience Section:*** This section so far has been pulled together by Barbara and Hilary Solomon and edited by Elizabeth.

Comments and suggestions:

- The list of specific problems should be modified, according to Keith, as follows: change Tadmer Road to say “one remaining culvert,” remove Hi Go Road, reference to River Road should mention that it’s where River Road and Route 153 intersect, delete Deer Run Road and Danby-Pawlet Road since upgrades have been done on those two roads, in West Pawlet Village it’s the portion of TH 19 from the NY line (where the road becomes NY County Road 31) from the bridge coming back to the monument in West Pawlet – the five houses along that stretch.
- Barbara will check with Hilary regarding the stormwater master plan.
- The various documents and studies cited in this chapter need references.
- Barbara, Wayne and Keith will work on the goals and priorities discussion and forward the revision to Elizabeth when they are done.

***Objectives and Implementation Section:*** Lenny has replaced the original single agriculture objective with three different ag-related objectives to reflect the emphasis on agriculture: encouraging a diverse farming economy, preserving agricultural soils, promoting the needed infrastructure to support agricultural products.

***Overall Summary and Status:*** Outstanding chapters are housing, compatibility, economic development and education, which must be completed within the next two weeks. The entire document must be done by the PPC’s August 24 monthly meeting.

**Item 6: Next Working Meeting August 10, 7 PM – 9 PM**

The group agreed on the date for the next working meeting and also agreed to review the five maps during that meeting.

**Item 7. Public Hearing**

Eric said that he wants to have two public hearings on the same date: one on the Town Plan and the second on the changes to the Unified Bylaws that must be made to include river corridor language. The date for that hearing will be September 28.

Harry moved to adjourn at 9:15 p.m., Paul seconded, meeting adjourned.

Respectfully submitted by Elizabeth Gibson, Acting Clerk