

# Minutes of Town of Pawlet Planning Commission

Pawlet Town Offices

Monday, June 24, 2013, 7:30 pm

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## *Members in Attendance:*

Fred Stone  
Gary Baierlein  
Wayne Clarke  
Harry van Meter  
John Thrasher  
Karl Eberth

## *Others in Attendance:*

Lenny Gibson  
Frank Nelson  
Allen Turner  
Jaime Lee, RRPC  
Eric Mach, Zoning Admin.  
Jacki Lappen, substitute PPC clerk  
Cyd R. Groff, Poult-Mett Cons District  
Hilary Solomon, “ “ “ “  
Kristen Underwood, “ “ “

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## *Members not in Attendance:*

Tom Nelson

## **Item 1**

### **Review minutes**

Minutes of May 27, 2013 were unanimously accepted.

## **Item 2**

### **Zoning administrator’s report**

1. Letters of violation have not gone out yet.
2. Got DEC letter concerning division of 77 acres into 3 lots on Heatherington Road.

## **Item 3**

### **New business**

2 staff and a consultant from the Poultney-Mettowee Conservation District made a presentation about a potential local project to reduce phosphorus/sediments/e.coli flowing into Lake Champlain. The project would focus on testing to identify the pathway sources from Flower Brook, a tributary currently federally listed as impaired, as well as from Pawlet Village. Technical and financial support is available to assist the Town; initially, a round of ecosystem restoration grants coming out in January would be applicable. The presentation today was to open a conversation with the PPC and assess support; they don’t want to do anything that doesn’t have town support. PPC said they were “intrigued” and may be able to lend written support, but because money may be involved, strongly recommended that the Select Board be consulted first. The PPC also asked that the person from Agency of Natural Resources, who could not make this meeting, come to a meeting in the future.

## **Item 4**

### **Subdivision regulations – Jaime Lee, Rutland Regional Planning Commission**

Tonight’s topic was “Enhanced Consultation,” a process in which Jaime assessed in a document she distributed how closely Pawlet’s Town Plan aligns with Statewide Planning Goals. The reason she brought this before the PPC is that the State of Vermont is requiring all regional planning commissions to conduct enhanced consultations with every municipality in the State. While she said the results are meant mostly for PPC information, she did say that they will

influence how the State views future Municipal Planning Grant applications. Jaime highlighted those areas needing improvement. Next required update for the Pawlet Town Plan is due 2015.

Lenny Gibson mentioned that the bylaws on the website had format errors and links were needed in the Table of Contents. He also announced that Town Hall is wireless. Gary Baierlein asked about the repercussions for businesses that need and don't have conditional use permits once this process is finished. Eric Mach will do the follow-up and enforcement. John Thrasher suggested that major development projects no longer be classified as a conditional use and the PPC agreed.

#### **Item 5**

##### **Telecommunications facility tower**

John Thrasher researched how Pawlet's regulation on telecommunications facilities dovetails with state regulations. Karl Eberth asked whether radiation had been discussed at all, and the answer was no.

**MOTION** made by Harry van Meter to recommend approval of this application. Wayne Clarke seconded. Discussion ensued about the possible substitution of this project for fiber optic lines.

**MOTION** amended by Harry van Meter to recommend approval of this project but that it should not be a substitution for fiber optics. Wayne Clarke seconded. Unanimously approved.

**MOTION** made by John Thrasher that he send a letter to the applicant's attorney stating that they may need a local permit in accordance with the Town's telecommunications ordinance. Harry van Meter seconded. Unanimously approved.

#### **Item 6**

##### **Old business**

Harry van Meter passed out the new online GIS overlay maps, which will be open to the public as soon as the listers give final approval for the property boundaries.

#### **Item 7**

##### **Set agenda for next month's meeting**

Public hearing set for next Monday, July 1, at 7:00 pm. The next regular meeting is Monday, July 22, 2013, at 7:30 pm. Agenda items for the regular meeting will be: final PPC approval of the subdivision regulations and how to present them to the Select Board; PPC recommendations for electing new members and a request for guidance from the Select Board; training for DRB members; the Poultney-Mettowee Conservation District project.

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Respectfully submitted,  
Jacki Lappen, temporary substitute for PPC Clerk