

Minutes of Town of Pawlet Planning Commission
Pawlet Town Offices
Monday, March 26, 2012, 7:30 pm

Members in Attendance:

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

Others in Attendance:

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

Item 1

Review minutes

February minutes were adopted, as written, by consensus.

Item 2

Zoning administrator's report

Eric Mach reported about an ag non-permit for a shed on Bauer Road and a permit for constructing a building next to Dutchies in the same footprint as the one that burned.

Item 3

Select Board's decision on RRPC alternate and any other matters

The Select Board approved James Glick as the RRPC alternate and Karl Eberth and Harry van Meter for another 3-year term on the PPC.

Item 4

Subdivision regulations with RRPC's Jaime Lee, including resident survey

The PPC began its work on subdivision regulations with Jaime Lee from the Rutland Regional Planning Commission (RRPC). She indicated that the process needs to involve 2 public hearings. She passed out survey ideas, an Act 250 info sheet, info on subdivision regulations, and excerpts from Rupert's regulations.

The group discussed both a public survey and a public forum. Karl Eberth suggested the forum be held after the survey so the PPC can use the latter to prepare for the former. John Thrasher read the intro he wrote for the grant application and suggested its use as the intro for the survey. PPC members, along with Jaime Lee and meeting guests, brainstormed questions for the survey. Suggestions included asking town residents about: familiarity with current regulations; impact of

current regulations on own property; best way to keep them informed about town planning matters; importance of farmland, side hills, working forests, ridgelines; extent of development desired; if they work at home; and other topics.

The survey will be going out in the Pawlet spring newsletter. The grant budget includes \$600 for printing, but Lenny Gibson said the newsletter could accommodate up to 2 pages without extra cost. Three options will be offered for returning surveys: drop-off boxes in Pawlet and West Pawlet, by mail, or online. Jaime took notes and she will distribute a draft by email for quick review by PPC members. Lenny said the deadline for submittal was in 10 days. The survey will ask for returns by 5/31 and Jaime will synthesize the info for the PPC meeting on June 4. The forum will follow, tentatively in June.

Jaime and the PPC discussed that the unified document approach would involve changes to the zoning regulations.

MOTION made by Gary Baierlein to change the May meeting date from Monday, May 28 (Memorial Day) to Monday, June 4. Karl Eberth seconded. Approved by unanimous vote.

Item 5

New business

Jaime Lee asked for suggestions on location of signage for the Stone Valley Byway. PPC members thought the decision belongs to the Select Board.

Item 6

Set agenda for next month's meeting

Topics will include reviewing any completed surveys, changing zoning permit application to conform to current state law, and working on unified bylaw draft.

The next meeting will be held on April 23.

Respectfully submitted,
Jacki Lappen, PPC Clerk