



Minutes of Town of Pawlet Planning Commission
Pawlet Town Offices
Monday, September 26, 2011, 7:30 pm

Minutes

Members in Attendance:

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

Members Not in Attendance
none

Others in Attendance:

Ed Bove, RRPC
Lenny Gibson

Item 1

Review minutes of August 22, 2011 meeting

Motion made to accept the minutes from the August 22, 2011 meeting.

Motion made by: Gary Baierlein

Seconded by: John Thrasher

No Further Discussion

Oral Vote: Unanimous

Item 2

Zoning administrator's report

1. Tim Bryant has a state permit extension of 3 years for gravel extraction and reclamation.
2. Application made by Rob Lee Farm for wastewater management system on 2.7 acres.
3. Jeff Hammell has application for new garage and porch, which needs a variance and so will be set to the DRB.

AGENDA ITEMS WERE CHANGED TO ACCOMMODATE ED BOVE FROM RRPC

Item 3

Ed Bove, Rutland Regional Planning Commission representative

Ed Bove stated that the RRPC could help guide us in creating subdivision regulations through a municipal planning grant from the state. This year may be difficult in getting this grant due to state priorities; however, the same grant application could be resubmitted next year. The grant would be for up to \$8,000 with no match needed; above this amount, we would have to match the grant dollar for dollar. He suggested we could make the grant application more competitive

by tying subdivision regulations to economic development, energy, transportation, and natural resources (i.e. the need for buffers from the recent flood).

Discussion ensued. John Thrasher noted that Rupert has recently adopted a combination of subdivision and zoning regulations that are based on density rather than lot-size zoning. Tom Nelson asked if adopting subdivision regulations eliminates the greater cost of dealing with the state by the applicant. Ed Bove noted that applicants would still have to meet a checklist of requirements, and the wastewater permit would still be overseen by the state. Further discussion ensued about the benefits of being involved in the lot design process.

Audience member Lenny Gibson asked if subdivision regulations would make the appeals process more costly to the town. John Thrasher noted that many towns, but not all (i.e. Manchester), tend to step out of the appeals process, usually leading to neighbors or applicants defending or grieving the decision. Ed Bove said that the state, however, weighs heavily the planning commission's findings.

It was decided that the PPC would apply for a municipal planning grant to create subdivision regulations; the application is due October 31. John Thrasher volunteered to write the grant application and submit it to the PPC for review at the October 24 meeting. The PPC thanked Ed Bove for his visit.

Item 4

Election of officers

Tom Nelson asked for nominations:

1. Chair. Karl Eberth nominated Fred Stone, and the PPC unanimously elected him.
2. Vice Chair. John Thrasher nominated Tom Nelson, and Harry van Meter nominated John Thrasher. Ballot vote was taken and John Thrasher was elected vice chair by a 5-2 vote.
3. Secretary. Discussion of the purpose of the secretary was undertaken, and Karl Eberth said it was to have official communication with any official outside bodies. Karl Eberth was nominated by Harry van Meter and elected unanimously.

Item 5

Set agenda for next month's meeting

At the October 24 meeting, the PPC will review the municipal planning grant application that John Thrasher will be writing. Karl Eberth started a discussion about how PPC members feel about submitting this application to create subdivision regulations. Fred Stone stated that PPC members should support whatever decisions the PPC makes through consensus. A show of hands was made to indicate that there is unanimous support on the PPC to move ahead with the municipal planning grant application.

Motion made to adjourn the September 26, 2011 meeting.

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

Respectfully submitted,
Karl Eberth, Pawlet Planning Commission Secretary
Jacki Lappen, Pawlet Planning Commission Clerk