

**Minutes for Town of Pawlet Planning Commission
Pawlet Town Office
Pawlet, VT**

**Monday, September 23, 2013
7:30 p.m.**

Members in Attendance:

**Gary Baierlein
John Thrasher
Eric Mach
Harry van Meter**

Members Not in Attendance:

**Fred Stone
Karl Eberth
Wayne Clarke**

Others in Attendance:

**Larry Gibson, arrived at 7:45
Kathy Doyle (Clerk)**

Item 1: Approval of Minutes

The August 26, 2013 minutes should be amended as follows:
Item number 4: replace DRV (on the second page) with DRB.
Item number 6: change 4 to 5 seats will expire

A motion was made to approve minutes as amended. Motion passed unanimously.

Item 2: Zoning Administrator Report

Eric Mach reported that he received an application for an Agricultural Use Permit for a property in West Pawlet to put in a pole barn for cattle. The project meets setback requirements.

Item 3: Comments from Audience

Lenny Gibson noted that in the last addition of the Pawlet Town Plan the census, school attendance and housing cost data was not up-to-date so he feels that it needs to be updated in the next town plan.

Item 4: Filling open seat

Eric Mach was chosen by the select board to fill the open seat on the Planning Commission.

Item 5: Staggering terms of planning commission seats

John Thrasher reported that he went to the select board and they will make sure the terms of the seats are staggered starting in March.

Item 6: Public meeting on bylaws

John Thrasher said he would attend a meeting with the Select Board on the Unified Bylaws on Tuesday, October 1. He extended an invitation to the Planning Commission members.

Item 7: Schedule for updating the town plan

John Thrasher reported that the current town plan was adopted November, 17, 2010 and expires 5 years from date of adoption in 2015. To allow time to get it to the select board, publish a notice in the paper and hold a public hearing, John felt that a reasonable target date to finish the revision is August 2015. John indicated that the new plan needs to revise sections on energy and agriculture and make changes to the telecommunications section based on changes to State law. Eric will get a list from the regional planning commission to see what needs to be done. John made a request that board members go through the town plan before the next meeting to review what sections need to be revised so that the board can start mapping out a schedule. Eric indicated that the affordable housing issues should be addressed.

Item 8: New Business

Harry van meter mentioned that he would attend a Biofinder seminar at Burr and Burton on Sept 25. Biofinder is a mapping database which provides information on significant ecosystems and other features in Vermont.

There was a reminder that on September 26, there would be a webinar on green infrastructure.

Harry van meter shared with the board that he has been working with Regional Planning Commission to get some data layers on street lights and the power grid.

Lenny Gibson asked about language on subdivision regulations regarding what triggers Act 250 and whether the Planning Commission planned to examine the issue given proposed development in Chester. John Thrasher indicated that language was added regarding major development (Article 4) and if the development is 3000 square feet or greater, it is considered major development and would be subject to review by the DRB.

Item 9: Set Agenda for Next Meeting

Review Minutes, Audience Comments, Zoning Administrator's Report, Preliminary Review of Town Plan, New Business and Set Agenda for Next Meeting.

Meeting adjourned at 8 p.m.

Minutes respectfully submitted by Kathy Doyle, Clerk.