

**Minutes of Town of Pawlet Planning Commission**  
**Pawlet Town Offices**  
**Monday, September 24, 2012, 7:30 pm**

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***Members in Attendance:***

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

***Others in Attendance:***

Gib Mach  
Lenny Gibson  
Elizabeth Gibson  
Frank Nelson  
Jim Sheldon  
Lynn Sheldon  
Mike Beecher  
Jaime Lee, RRPC  
Eric Mach, Zoning Admin.

***Members not in Attendance:***

none

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**Item 1**

**Review minutes**

Harry van Meter requested that an attempt be made to have more complete and informative minutes. Corrections to the PPC meeting minutes of August 27, 2012:

1. Item 5 – Solar Park: Motion made by Harry van Meter that PPC is unable to determine if this project is consistent with the Pawlet Town Plan due to lack of information presented in the proposal for a 146-880 watt solar generation field at #19 Route 30.
2. Item 7 – New Business: Lenny Gibson asked if the PPC would post materials on the Town's website through a private letter. The PPC decided it would be better to have information available in paper form rather than going to a link @ the Town website.

**MOTION** by Harry van Meter, seconded by John Thrasher, to approve minutes as corrected. Approved unanimously.

**Item 2**

**Audience**

Lenny Gibson asked if audience could ask questions at relevant times throughout the meeting. Fred Stone indicated original intent of having audience as #2 item on agenda was to avoid having the public sit through a whole meeting if their concerns could be addressed at the beginning of the meeting.

### **Item 3**

#### **Zoning administrator's report**

Eric Mach noted there was a request for signage on Route 30 in Spanktown next to Nate Smith. There was also a request for a permit for a kennel on Briar Hill Road by Bruce Hulett. Both will be permitted by Eric.

### **Item 4**

#### **Elizabeth Gibson**

Elizabeth spoke to her concerns about Pawlet moving from a 1-acre to a 10-acre town. She sent a copy of an article in the Rutland Herald/Times Argus published August 5<sup>th</sup> that addressed the 1-acre versus 10-acre town under the Act 250 process. The article quotes Bruce Brown, chair of Brandon's planning commission and selectman, who thought it was better to have a 1-acre town in order to have "independent review of bigger projects." Tim Bartholomew, a commissioner of the Rutland Regional Planning Commission, said "for a small town, administrative capability is a real issue."

### **Item 5**

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

A discussion with questions from the audience and PPC members ensued regarding benefits and concerns about Act 250 and the state versus local level. There was a review of language that might be included in local zoning regulations to protect Pawlet and further direct applicants during the permitting process. Jaime thought it was a good idea to have strong language in Pawlet's regulations, as if it were going to be a 10-acre town even if the Town reverts to a 1-acre town. John Thrasher reviewed the 10 criteria that must be met in the issuing of an Act 250 permit. Gib Mach and Jim Sheldon voiced their opinions that local control seemed better to them rather than having the State involved in a longer process that costs more money to the applicant while unnecessarily delaying projects. Tom Nelson asked what Act 250 administrated. The 10 criteria were referenced. John Thrasher questioned what the trigger was for applying local criteria to applicants.

### **Item 6**

#### **New business**

**MOTION** made by John Thrasher that he issue a progress report on the PPC's subdivision regulation work and authorize the State to release the next payment to the Rutland Regional Planning Commission. Seconded by Myron Waite. Approved unanimously.

### **Item 7**

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

The next meeting is Monday, October 15, and the agenda includes the usual items plus Jaime Lee on subdivision regulations.

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Respectfully submitted,  
Karl Eberth, PPC Secretary (minutes taken)  
Jacki Lappen, PPC Clerk (minutes typed)