

**Minutes for Town of Pawlet Planning Commission
Pawlet Town Office, Pawlet, VT
Monday, November 25, 2013 at 7:30 p.m.**

Members in Attendance:

**Karl Eberth
John Thrasher
Wayne Clarke
Eric Mach
Fred Stone
Gary Baierlein**

Members Not in Attendance:

Harry van Meter

Others in Attendance:

**Frank Nelson
Kathy Doyle (Clerk)**

Item 1: Approval of October Minutes

Minutes unanimously approved as written.

Item 2: Zoning Administrator Report

Eric mentioned that a permit for a garage was submitted as was a request from an attorney in regard to a second project.

Eric announced that there would be a "better planning by design" workshop in February
John mentioned that the Vermont League of Cities and Towns would be holding a training session for protecting insecure data in December.

Item 3: Comments from Audience

None

Item 4: Review Pawlet Town Plan and other Town Plans. Determine what modifications to pursue and delegate responsibilities.

John Thrasher handed out materials from the Vermont Planning Information Center (Chapters 2, 4 and 6) to be used as resources for the town plan revision. He highlighted the ten elements (page 20) required for a plan to be approved by the Regional Planning Commission.

John mentioned that he attended the public hearing on the unified bylaws convened by the Select Board. He noted that there was a request by the audience for more information and John stated that the planning commission welcomes greater public involvement.

John indicated that he reviewed a number of town plans. He highlighted the Wallingford Town Plan adopted in February 2013 as a good road map. John passed out the vision statement from the Wallingford plan and suggested that while some details do not apply to Pawlet, the approach might serve as a model for the Pawlet plan.

John suggested that a meeting be held to solicit public input in creating a vision statement for the town. Eric suggested that the Planning Commission skip the December meeting. John suggested that whoever is available should attend the December meeting. He suggested that the Planning Commission should use the January meeting to get input on creating a vision statement. Fred agreed that there should be a hearing in January. John will contact Deb and Elizabeth Gibson to publicize the January public meeting which would focus on soliciting community input on ideas for the town and creating a vision.

John indicated that the current Pawlet plan has a significant focus on history and he would like more focus on a plan for the future. Fred said he thinks the plan could be condensed and he does not think there needs to be so much on history. John agreed and noted that the Wallingford plan is about 68 pages with the last 6-8 pages addressing objectives for the next 5 -- 10 years.

Wayne raised question about affordable housing. John says current town plan mentions studies funded by municipal planning grants and noted this section needs to be updated.

Frank Nelson asked about the possibility of getting a planning grant. John stated that because the town had received a grant to work on the unified bylaws, they were not in a good position to receive another grant, but they could consider applying for a grant next year to help pull the plan together.

Eric said Pawlet has a large industrial zone because of the slate industry and wondered if solar panels could be incorporated into this industrial zone. He noted that opposition to solar arrays had been discussed in detail at the Regional Planning Commission meetings.

Frank asks about doubling up meetings in the winter and skipping meetings in the summer. John suggested that taking a slow approach is good.

John suggested that others read the material he passed out, the Pawlet town plan and review other plans.

Item 5: New Business

None

Item 6: Set Agenda for Next Meeting

Review Minutes; Audience Comments; Zoning Administrator's Report; Start work on vision statement; New Business; and Set Agenda for Next Meeting.

Meeting adjourned at 8:45.

Minutes respectfully submitted by Kathy Doyle, Clerk.