

**Minutes for Town of Pawlet Planning Commission
Pawlet Town Office
Pawlet, VT
Monday, April 23rd, 2018
7:30 p.m.**

Members Attending:

Mark Frost
Melissa LaCount
Eric Mach

Harry Van Meter

Members Absent:

Wayne Clarke
Gary Baierlein

Rik Sassa

Others Attending:

Frank Nelson

Residence

West Pawlet

Eric Mach called the meeting to order at 7:45 p.m.

Item 1: Meeting Agenda

Eric Mach noted that tonight's agenda shows a speaker, but Lyle Jepson has not responded to our request to speak, so the agenda should be amended to reflect that. Harry Van Meter motioned to approve the agenda as amended by Eric, Mark Frost seconded the motion and it was unanimously approved by the members present.

Item 2: Minutes of March 26th, 2018 Meeting

Harry Van Meter asked that the minutes of last month's meeting be amended to show that he was in attendance part-time by phone. Mark Frost moved that the minutes be approved with that change, Eric Mach seconded the motion and it was unanimously approved.

Item 3: Public Comments

Harry Van Meter thanked Frank Nelson for reporting on last month's Pawlet Planning Commission meeting to the Pawlet Select Board in Eric Mach's absence, as Harry said the telephone connection he was on was not clear enough for him to get an accurate account of the proceedings.

Frank Nelson commented that, in respect to economic development in the town, micro-farming, which is becoming a big thing in the US, would be a good fit for development here. Frank said that transportation to markets is an important link to the success of this and other types of business ventures and should be considered in the Commission's discussions of infrastructure development.

Item 4: Zoning Administrator's Report

Eric Mach announced that he plans to retire from the position of Pawlet Zoning Administrator at the end of June after more than 30 years in that position. Eric said that he will submit his letter of resignation to the Select Board at their next scheduled meeting. Eric said that he will stay on as acting Zoning Administrator, if asked to do so by the Select Board, until they can find a suitable replacement. Eric went on to say that he plans to continue to serve on the Pawlet Planning Commission until the next issue of the Town Plan is completed.

Eric continues to serve as the chairman of the Rutland Regional Planning Commission and he said he will continue to do so until 2020 when the new Town Plan is submitted. Eric said the RRPC has a number of new items that they want towns to incorporate into their individual town plans and that he would like to help Pawlet through the changes. Harry reminded Eric that he had previously said that the next Town Plan does not have to be submitted until 2023. Eric said that he will check to see if Pawlet can submit their town plan in 2020. Harry said that as Town Energy Coordinator he is responsible for the energy section of the Town Plan and that his projected schedule is to complete the section by the end of June 2020 for submission to the Planning Commission and the Select Board for incorporation into the Town Plan whenever it is scheduled for submission.

Item 5: Economic Development and Infrastructure Improvements

Eric reminded commission members that there is a Development Review Board hearing on Wednesday to deliberate and act upon the request for a variance to the 30-foot right-of-way at 541 Briar Hill Rd where Daniel Banyai, the property owner, has constructed a building and shooting range. Eric said the owner of the property did the work without an approved Zoning Permit and that the work done is now in violation, having been done without a permit and without compliance to the new 50-foot ROW requirement. Eric went on to say that he felt the 50-foot ROW would be needed, since the owner has filed an application for a Zoning Permit, after-the-fact, for a “school”, which would be a commercial use and likely to create increased traffic in and out of the property.

Harry Van Meter stated that the Town of Pawlet does not benefit economically from the installation of a tactical weapons training “school”. Frank Nelson said that ACT 250 will come into play and that the Public Service Board (PSB) will get involved. Eric said that the site exceeds 10 acres and that the PSB will hold hearings and judge the merits of this type of commercial use in the Town.

Eric said that the PPC needs to change direction in its approach to a study of economic development in the Town. Harry suggested that we revisit the Walkable Communities study that was done, to get some insight into how to improve the functions of our two villages. Frank Nelson suggested that the Commission study the development of a community solar development in the industrial zone of West Pawlet with the goal of using any income from solar energy production to reduce energy cost to residents in the Village and to supplement the cost of operating the waste water treatment plant. Eric said the Commission will continue to discuss this at the next meeting.

Item 6. Next Meeting

Set the agenda for the next regularly scheduled meeting of the Planning Commission to be held on May, 28th, 2018 at 7:30 PM.

The agenda will be:

- 1) Approve agenda (Gary Baierlein will have items to add to the agenda)
- 2) Approve minutes
- 3) Public comments
- 4) Speaker (Eric will try to get a speaker)
- 5) Zoning Administrator's Report
- 6) Set agenda for next meeting

The agenda was unanimously approved.

Harry Van Meter moved to adjourn the meeting at 8:47pm. Not requiring a second or a vote, Eric Mach declared the meeting adjourned.

Respectfully submitted by Harry Van Meter