

**PLANNING COMMISSION
TOWN OF PAWLET
Monday September 24, 2018, 7:30 pm**

Members present:

RIK SASSA
HARRY VAN METER
WAYNE CLARKE
GARY BAIERLEIN
MELISSA LACOUNT

Members absent:

ERIC MACH
MARK FROST
HAL WILKINS

Others attending: GABE RUSSO, MICHELLE TILANDER, KEN NORMAN, ELI-ANITA NORMAN, RAY DUQUETTE SR., PAUL TILLANDER, LAURYN AXELROD, LUCY NORMAN, FRANK NELSON

1. Call to order

Harry Van Meter called the meeting to order at 7:31pm.

2. Approval of Agenda Items - Review/Add/Delete

Gary Baierlein made a motion to approve the agenda. Melissa LaCount seconded. Motion passed.

3. Approval of minutes of previous meeting

Spelling error on Gary Baierlein's last name. Rik Sassa moved to accept the minutes. Wayne Clarke seconded, motion passed.

4. Public Comments:

Harry Van Meter asked Frank Nelson about a West Pawlet resident, Deni Morriveau's interest in getting involved in a West Pawlet committee. Frank Nelson asked if a musical event could be held in any of the zoning districts. Harry Van Meter was uncertain about any noise ordinances that might be involved. Ray Duquette Sr. read from the town's bylaws and noted that there was no specific mention of noise ordinances. Wayne Clarke noted that parking might be a conflict in some areas for larger events. Harry Van Meter said that town infrastructure would be involved if an event were to happen in town. Crosswalks, speed of traffic, etc., could play a role.

5. Zoning Administrator's Report:

Hal Wilkins was not present. Harry Van Meter was not able to locate the email that Hal had sent him regarding his report.

6. Proposed Bylaws revision:

Harry Van Meter said that Pawlet is not one of the slated opportunity zones (which had come up in the last meeting). Frank Nelson said that the new plan was going to be across the board, not just residential housing. Lauryn Axelrod

thought that we could qualify for cooperative investment. Frank Nelson noted that there is a financial risk for investors. Lauryn added that there is risk, but it is also an investment in the area. Harry Van Meter asked Lauryn to do some work on researching whether the cooperative investments affect all zoning districts or only specific ones.

Harry Van Meter and the Selectboard decided that a separate warning was needed for the school definition issue. Ray Duquette Sr. said that some wording needed to be changed in one of the bylaws to be consistent with state mandates. Harry asked for any other issues with the bi-laws to be brought up and discussed before October so all corrections can be made at the same time.

7. Economic Development Work Plan:

Harry Van Meter asked Rik Sassa if he would add the topic of multi-family dwellings to his focus on Tourism. Harry said that there are state requirements for multi-family development. Frank Nelson mentioned that the town septic system in West Pawlet might be an issue. Frank brought up the issue of sprinklers at the West Pawlet fire house and how they were able to avoid a huge cost through some loop hole. Harry said that any size building that is used by the town inhabitants needs to have a sprinkler system to be in compliance. Lauryn Axelrod asked about a community solar project planned in West Pawlet. Harry said it is still in the works but according to the town legal representative, John Thrasher, there are some legal sticking points that have it on hold at the moment. One project is private and one is a community project.

Harry wanted to resurrect a survey that was used in town from a past year. Perhaps leaving off certain questions. Melissa LaCount pointed out that if we use the old survey we need to correct the age groups because it is missing a critical age grouping. Harry reminded the commissioners that they will need to individually connect with others to add to the conversation. Harry will send a word document to the survey to all the board members so they can add or change survey to later be sent out.

8. New business:

No new business aside from the ongoing work on Economic Development plan.

9. Adjournment:

Gary Baierlein made a motion to adjourn the meeting, Rik Sassa seconded, motion passed and meeting was adjourned at 8:23pm. Next meeting of the Pawlet Planning Commission is October 22; it will follow the above agenda.

Respectfully submitted by Rik Sassa, secretary.