

**PLANNING COMMISSION
TOWN OF PAWLET
Monday October 22, 2018, 7:30 pm**

Members present:

RIK SASSA
HARRY VAN METER
ERIC MACH
MARK FROST
WAYNE CLARKE
GARY BAIERLEIN
MELISSA LACOUNT

Members absent:

NONE

Others attending:

HAL WILKINS-ZONING ADMINISTRATOR, MICHELLE TILANDER, KEN NORMAN, ELI-ANITA NORMAN, LUCY NORMAN, RAY DUQUETTE SR., ANNE HADEKA, GARY HADEKA, JOHN DAVIS, PAUL TILLANDER, FRANK NELSON, ANTHONY TRAFICANTI, GIB MACH, LARRY LESLIE, CHRIS BOWLED, LAURYN AXELROD.

1. Call to order

Harry Van Meter called the meeting to order at 7:30pm

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

A presentation on proposed use for former Leslie Iron works site in West Pawlet. Gary Baierlein moved to approve agenda, Mark Frost seconded, motion passed.

3. Approval of minutes of previous meeting

Harry Van Meter wanted the minutes to read Hal Wilkins-zoning administrator, since he is not an actual board member. Mark Frost moved to approve minutes, Wayne Clarke seconded, motion passed.

4. Public Comments:

Frank Nelson passed out information on opportunity zones. All of the zones seemed to be in higher population areas, but Frank hoped that pressure could be put on legislators to change this. Lauryn Axelrod added that 2028 will be the next opportunity to change the Federal legislation. The maps are all set and cannot be altered until then. They have to do with income ratio to population, Lauryn clarified. However, she said, we are eligible for rural development grants and there are a lot of them out there.

5. Zoning Administrator's report:

Hal Wilkins reviewed a spreadsheet with recent zoning activity. Green Mtn. Power is considering an electrical vehicle charging station. They would pay 90% and the town would pay 10% if it went through. Hal will update the board

at the next meeting. Hal updated the board on Mr. Banyai's application process. He applied for a 24x24 garage apartment, but was put on hold due to the current permit review regarding his property. Harry Van Meter read from a letter he wrote to Mr. Banyai, requesting his presence at the meeting to update the commission on his status. Harry also wrote to John Thrasher regarding the matter and John's response was basically that the town has no control over whether someone is in compliance with any other permits or requirements other than those specifically spelled out in the town by-laws. Harry wanted the commission to consider adding zoning by-laws that have enforcement provisions.

6. Proposed Bylaws revision:

Gary Baierlein thought that conditional use permits should be more easily obtained. He cited as an example the fact that Agriculture has changed over the years, as has the nature of contractor's yards, barns etc. Harry Van Meter wanted Gary to come up with some concrete suggestions for changing the by-laws regarding this. Rik Sassa brought up the fact that Pawlet does not allow camps on properties even though the state of Vermont allows the construction of a camp on any property. The reason for this, Eric Mach said, was because of the difficulty to enforce that the camps don't evolve into a permanent house. Rik Sassa maintained that there is little or no enforcement on most other zoning by-laws, so why should this be relevant to the existence of camps. Ray Duquette reminded the commission about the language change required to align the town with state mandate, discussed at previous meeting. Frank Nelson mentioned about John Thrasher's proposed change for the town to go from a 10 acre status to a one acre status (also discussed at prior meeting). There was interest in the public present for a noise ordinance to be added to the by-laws, especially to address the Banyai property on Briar Hill in West Pawlet.

7. Economic Development Work Plan:

Larry Leslie spoke about the property that he used to own in West Pawlet, Leslie Iron Works. It has changed hands to Anthony Traficanti, who would like to use the big building on the property for a vertically integrated hemp business. He would also use space for one or two large greenhouses. The other remaining buildings could be rented/leased to other businesses or become a combined "work space" that could be rented to individuals. The hemp business would be able to facilitate all phases of hemp production: CBD, isolate, pulp, seed, seedlings, local producers could also process their hemp crop there. This is not the "get high" form of hemp. The main concern for Act 250 is water usage, said Anthony. He is waiting to hear back from the state department of code enforcement. Harry Van Meter asked about number of possible employees. 4 to 6 year round, then part time labor for busy seasons. Harry wanted to know what happens to the wastewater. Anthony said they use reverse osmosis machines then the water that goes down the drain is basically inert. The operation would not be retail. It would be wholesale, shipped out

by trucks or mail. Larry Leslie said that while he ran his business there, there were 5 trucks a day. Hal Wilkin said that he has spoken to multiple people in Rutland that are going over, line by line, the Act 250 permit that can potentially be transferred from the prior business. Hal said that he is looking at this from an impact basis. He will put together a packet for the commissioners so they can be more knowledgeable on the topic. Harry wanted to know what improvements were planned on the property. Anthony assured the board that his intent was to make the place look nice for his business and to attract potential renters for the other spaces.

Village Commercial: Harry Van Meter spoke about the amount of empty building in West Pawlet. Gib Mach was asked to speak about some of his projects in Pawlet. Gib said that a lot of internal work was going on in the old Mach's General store. The waste water system was a big project. He said that he found that without the store actually open, it was hard to attract funding. All of Gib's other properties are currently rented out, except for the old Andrus building with is Gib's lumber storage while he works on the store.

8. New business:

Harry Van Meter went around the commission to see if there were any new developments regarding each commissioner's focus topic. Wayne spoke about the various potential markets for forest products. Harry questioned him on sustainability.

9. Adjournment:

Gary Baierlein made a motion to adjourn the meeting, Mark Frost seconded, the motion passed and meeting was adjourned at 9:12pm. Next meeting of the Pawlet Planning Commission is December 17th. It will follow the above agenda.

Respectfully submitted by Rik Sassa, secretary.