

**Minutes for Town of Pawlet Planning Commission  
Pawlet Town Office  
Pawlet, VT  
Monday, January 28th, 2019  
7:30 p.m.**

**Members Attending:**

**Rik Sassa  
Wayne Clarke  
Harry Van Meter (by phone)  
Eric Mach**

**Members Absent**

**Gary Baierlein  
Melissa LaCount  
Mark Frost**

**Others Attending:**

**Frank Nelson, John Davis, Paul Tilander, Michelle Tilander, Dolores Luebke, Larry Leslie, Anthony Treficati, Eli Norman, Ken Norman, Rita Robson, Daniel Banyai, Hal Wilkins-zoning administrator**

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Harry Van Meter called the meeting to order at 7:37p.m.

**Item 1: Meeting Agenda**

Eric Mach made a motion to approve the agenda, Rik Sassa seconded, motion passed.

**Item 2: Minutes of Dec. 17th Meeting**

Some spelling corrections and DRB as Development Review Board will be corrected in revised version. Rik Sassa made a motion to approve the minutes, Wayne Clarke seconded, motion passed.

**Item 3: Public Comments**

Anthony spoke about his meeting with Bill Burke from the state. He was feeling very positive about the Act 250 permit going through. He felt very prepared for going ahead with the project at the old Leslie Iron Works in West Pawlet. Anthony's main concern in buying the building is whether he will have the ability to access all the aspects of hemp extraction. A lot of this has to do with what is happening overseas as well as what he will be allowed to do by the state and town. Cannabis is a notoriously volatile market. Eric Mach consulted Hal Wilkins regarding zoning that might effect hemp production. Hal said there was some state criteria of which Anthony said he was compliant. Hal said he would put together a summary of a few different sources for board consideration in February. Hal thought that Anthony should connect with

farmers before his permit process is complete so he wouldn't be short for land later on. Anthony said that he did not want to make any promises and that he has enough land already available to get him started. Wayne asked about effluents. Anthony said that the CO2 and ethanol will be controlled by centrifuges that recapture the gas. After the third recapturing, the remainder gets disposed of at a waste plant. No ethanol or effluent goes into the water system. This will be verified by state inspectors. Harry asked about power usage. Less than 50 KW will be used initially, then after full buildout of the operation (which could be many years), Anthony estimated a usage of 150 KW. He has considered solar to accomplish some of that electricity need. Harry mentioned a project that is planned in Pawlet for solar. Anthony was interested in connecting with the relevant individuals.

#### **Item 4: Zoning Administrator's report**

Hal Wilkins went over a hand out that he provided. Only one zoning permit was applied for, but will need an Act 250 amendment. Another hand out was on the importance of clear definitions in zoning Bylaws. He wanted the commissioners to go over the Bylaws and look for inconsistencies. Hal noted several to investigate. He thought that this is exactly where form base code zoning would clear up many of the intricacies of zoning issues. Several items will require public hearings to make changes. Eric felt that the Highland zoning district should not be changed. Harry asked if we can be more restrictive than the state in terms of zoning. Hal said that the town's Bylaws can be more restrictive than the state regulations. Hal said that our Bylaws don't have performance standards such as glare, noise, smell, etc. He wanted comments from the Selectboard. The Planning Commission could present some ideas, then a public hearing, then the Selectboard could make some determinations. Also Hal spoke about the town changing it's designation and that there would be hurdles that needed to be jumped to do it. It was not discussed what those would be at this point.

#### **Item 5: Economic Development and Infrastructure Improvements**

Wayne Clarke had no subcommittee report since they were unable to meet. Wayne was thinking on a more micro level about economic growth, whereas Harry wanted a bigger plan for development. Wayne and Harry decided to talk more by phone on that issue. Hal had information on Airbnb style vacation rental regulations from the state, which have been added recently. Much of this falls into Bob Morlino's (town health and safety officer) purview.

#### **Item 6. Town Bylaws update**

Hal Wilkins spoke about another hand out on form based coding. Harry said he would provide some graphics for the next meeting to give a better understanding of form based code zoning. Hal and Wayne both spoke about preserving the village center as a way to encourage economic growth.

#### **Item 7. New Business/ Next meeting**

Hal had news from John Thrasher. John said that the judge from the environmental court remanded both actions before the court back to the the town of Pawlet regarding Mr. Banyai's

training school in West Pawlet (Slateridge court docket # 53-5-18 “Banyai Variance -Decision on Motion” and docket # 53-5-18 “Banyai Variance- Judgment Order”). Issues that the town (Commission) could address are suggesting new regulation additions and or clarifications to Bylaws. Eric was emphatic that the board does not enforce the laws. He said it can only suggest laws to be decided by the town and Selectboard.

Next meeting is March 25th, 2019. Agenda for meeting as follows: Meeting agenda, Minutes from last meeting, Public comments, Zoning administrator’s report, Economic Development Committee report, town of Pawlet By-laws update, new business, adjournment..

Eric Mach moved to adjourn the meeting at 9:03pm, Harry Van Meter seconded the motion. The motion was unanimously approved. Meeting adjourned.

Respectfully submitted by Rik Sassa, Secretary.