

**Town of Pawlet Planning Commission
Pawlet Town Hall
Pawlet, VT**

**Minutes of Meeting
For Monday, May 20, 2019**

Members Attending:

Harry Van Meter, Chairman
Eric Mach, Vice Chairman
Rik Sassa, Secretary/Clerk
Mark Frost
Wayne Clarke
Gary Beierlain
Melissa LaCount

Members Absent:

Others in Attendance:

Monica Przyperhart
Thomas Hand
Frank Nelson
Tom Collard
John Davis
Valerie Davis
Paul Tilander
Michelle Tillander
Dolores Luebke
Jay Luebke
Eli Norman

From

Vermont Fish & Wildlife
MHG Solar, LLC
West Pawlet
West Pawlet

Chairman, Harry Van Meter called the meeting to order at 7:32 p.m.

Item 1: Call to Order

Item 2: Approval of Meeting Agenda

Eric Mach made a motion to approve the agenda with no exceptions, the motion was seconded by Mark Frost and unanimously approved.

Item 3: Approval of Minutes of April 22, 2019 Meeting

Eric Mach moved that the minutes be approved with no exceptions, Mark Frost seconded the motion and the minutes were approved by unanimous vote of the commissioners.

Item 4: Special Presentations

- **Introductory presentation of Community Values Mapping by Monica Przeperhart**

The project proposed to be undertaken by the Planning Commission in cooperation with the VT Fish & Wildlife Agency was outlined by Monica. Harry explained that the state requires new wildlife maps created by the state be updated by all towns in Vermont and asked that Monica assist us in fulfilling that obligation. Harry also said that the Town of Pawlet Library has prepared a community values survey and report that hopefully could be incorporated in this mapping project. Monica did caution the Commission about tying the Act 171 maps together with the Community Values Program, as we should focus on using the maps produced for a broader series of outcomes.

Monica's program is called the Community Wildlife Program and she said that her job is working with communities to assist in planning around wildlife conservation and natural resources. She will help the Town plan for how the natural resources figure into our economic development and other planning programs by helping the community decide what is valuable to the Town. Monica left copies of "Mapping Vermont's Natural Heritage" for reference, which explains the maps created by the Fish & Wildlife Agency and suggestions for how to interpret the data. Monica will meet with the PPC shortly to go through a "mock-up" work session in preparation for 2-hour public work sessions where the community can contribute their goals and desires for what they consider valuable in the Town, which will then be mapped. The presentation was well received by the Commission and the Public and it was decided that the Town should work with Fish & Wildlife to develop this program for the Town. Michelle Tilander said that she knows of many Town residents who would be interested in participating in such a program.

- **Warren Switch Solar Project**

Thomas Hand of MHG Solar, LLC reviewed the 500 kW net-metered electric generation project being proposed by MHG for installation on the property now owned by Paul Labas in West Pawlet. Thomas explained that MHG has two 500 kW solar projects that are in different levels of completion of the permitting process. He said that the Warren Switch project was submitted to the PUC last week, to start the multi-agency review and approval process. He said that the other project has been in the process for the past year and should be completed shortly. Thomas said that MHG hopes to be in construction shortly on the other project. Construction should take 4 to 5 weeks and will take up 3 to 4 acres.

Thomas explained that their approved permit from state agencies includes site restoration at the time of decommissioning. He said that the useful life of the solar panels is currently about 25 years. He said that he does not need any further documents from the Town.

Item 5: Public Comments

There were no further comments or input by members of the community present.

Item 6: Zoning Administrator's Report

Hal Wilkins was not available for this meeting. Harry referenced a memo from Hal in which he stated that he would deliver to the PPC a list of proposed revisions to the Town Unified By-laws by June 15th and that he would like to have a discussion of these proposed changes at the June 24th PPC public meeting.

Item 7. New Business

- **Pawlet Conflict of Interest and Ethical Behavior Policy**

Harry distributed copies of the Town policy and discussed the need for each Commissioner to read and understand their responsibility with regard to the policy.

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Minutes of Meeting for May 20, 2019**

- Unified By-laws Amendments
To be discussed at the June 24th meeting, as noted above.

Item 8. Adjournment

Harry asked for a motion to adjourn the meeting at 9:04pm. Gary Beierlain made the motion and the meeting was adjourned.

Item 9: Next Meeting Date and Agenda

The next regular meeting of the Pawlet Planning Commission will be held on June 24, 2019 at 7:30 pm at the Pawlet Town Hall.

The agenda for the next meeting will generally follow the usual format with noted additional speakers:

- 1) Additions to/deletions/approval of the agenda; 2) Approval of minutes of previous meeting; 3) Public comments; 4) Zoning Administrator's report; 5) Topic for discussion by the Commissioners or presenter; 6) New business; 7) Adjournment.

Respectfully submitted: Harry Van Meter