

Meeting Minutes of the Pawlet Development Review Board
August 8, 2019

Members Present:

Keith Mason, Chair
Jonathan Weiss
Brian Rawls
Gary Baierlein
Sarah Ludlam, alternate, acting as clerk

Others Present:

Hal Wilkins, Zoning Administrator
Robert Morlino, Health Officer
Lauryn Axelrod
Amy Harris
Ray Duquette, Sr.
Mike Wesko
Kamaree Saldo
Don Dichiara
Tom Kroeber
Stacy Lastrina
Tom Collard

Hearing called to order at 7:03 PM by Mr. Mason to discuss the conditional use permit submitted by Lauryn Axelrod for her property at 1258 Betts Bridge Road. Mr. Mason introduced the members of the Board, explained the Board procedure, and swore in audience members to speak at this hearing.

Mr. Wilkins presented a brief history of this property and permit application, and noted that the Town had received several letters of support from the surrounding neighbors for Ms. Axelrod's proposed use. Mr. Wilkins stated that his decision to bring this matter to the DRB was predicated on his desire for the Board to evaluate these proposed activities under the guidelines laid out in the Town's Unified Bylaws.

Ms. Axelrod read a letter she had prepared for the board, describing the use of her property on Betts Bridge Road as a ceramics/artist studio. She stated that the property was previously a glass blowing studio and shop for many years, and Ms. Axelrod explained that the structures have all been brought up to current fire and rental codes. She requested the Board consider these uses under the permitted home occupation and/or craft shop uses outlined in Article II Section 7 of the Unified Bylaws.

Mr. Baierlein asked a question about septic capabilities on the property which was answered by Ms. Axelrod.

Mr. Morlino addressed the board as Health Officer for the Town of Pawlet. He indicated that the facility meets the rental housing code. He stated that Ms. Axelrod had contacted

him to request an inspection and that he had made suggestions to Ms. Axelrod to bring the property into compliance. Mr. Morlino stated that Ms. Axelrod has met all these requirements.

Mr. Dichiara made a statement about the declining population of Vermont, and the need to foster enterprise and the arts.

Mr. Wilkins reiterated that the permit application was not denied by him, but was remanded to the Board to so that the Board could properly interpret the Unified Bylaws. Ms. Axlerod expressed that her use met the definition of "expanded home occupation," which is a permitted use in some municipalities in Vermont.

Mr. Weiss noted that creating new permitted uses was beyond the purview of the Board, but that he felt the proposed use fit within the permitted uses for the zoning district in question. He read the definition of the permitted "craft shop" use provided in Article VXi of the Bylaws, and asked Mr. Wilkins to clarify what was being requested of the Board. Mr. Wilkins asked the board to evaluate the proposed use based on the performance standards set forth in Article III Section 1.

Mr. Weiss read Article III Section 1, and the Board considered Ms. Axelrod's use against each of the five performance standards. No adverse effects were noted.

Mr. Weiss made a motion that the uses proposed by Ms. Axelrod for her property at 1258 Betts Bridge Road meet the performance standards laid out in the Unified Bylaws. The motion was seconded by Mr. Baierlein. Mr. Weiss, Mr. Baierlein, Mr. Rawls and Mr. Mason voted in favor. Mr. Glick abstained, expressing that there was no specific conditional use request before the Board to apply the Article III conditional use performance standards to. The motion so carried.

Mr. Mason called the hearing closed at 7:47 pm.

Respectfully Submitted,

Sarah Ludlam, Acting Clerk
Town of Pawlet Development Review Board