

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

**Minutes of Meeting  
For Monday, July 22, 2019**

**Members Attending:**

Harry Van Meter, Chairman  
Eric Mach, Vice Chairman  
Rik Sassa, Secretary/Clerk  
Mark Frost  
Wayne Clarke  
Tom Collard

**Members Absent:**

Gary Bairlein  
Melissa LaCount

**Others in Attendance:**

Frank Nelson

**From**

West Pawlet

**Item 1: Call to Order**

Chairman, Harry Van Meter called the meeting to order at 7:31 p.m.

**Item 2: Approval of Meeting Agenda**

Mark Frost motioned that the Agenda be approved. Tom Collard seconded, the motion passed.

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

Tom Collard motioned for the minutes to be approved. Rik Sassa seconded. The motion passed.

**Item 4: Topics of Discussion**

Review of By-laws.

Harry noted that he went through marking all the areas where “shall” or “may” are used and felt that they all fit correctly at this point. He drew the board’s attention to a couple of instances in the By-laws. Harry was concerned that since the town paid for wording assistance on the By-laws that it would be unfair to the town were these grammatical issues legitimate. The consensus was , “may” leaves some room for discretion. “Shall” and “will” seem interchangeable. Eric Mach was wondering what requirements were needed to change the town’s designation from a one acre town to a ten acre town. He will look into it with the regional planning commission. Harry was thinking it would be a good idea to have more information on what is going on with the regional planning commission. Eric Mach and Tom Collard will begin to give a monthly report on that.

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A conversation ensued involving the need for a survey in a zoning permit. Some members felt that it was an unnecessary burden of complexity and cost while other members felt that things should be clearly stated to be properly enforced in future situations. Harry wanted the board to think about the issue more. Harry had a question about a part in the zoning permits section of the By-laws regarding a permit needing to comply with relevant state laws. Harry's question regarded the state energy requirements and whether the planned project should meet those as well. Eric thought that the energy laws were voluntary. Harry was going to look into it. Harry had a question about why if a permit was submitted and not acted upon after 30 days it is granted. Eric thought that it was in the state statutes, and that is why it was incorporated into the By-laws. Some language was added regarding the time allowed to complete a permitted project. Harry wanted to talk about definitions on page 63 of the By-laws. The definition of schools should be added there. The revision history on page 67 needs to have the school definition revision added as item# 12. Wayne drew the boards attention to a section regarding industrial use in a particular district that specifies a one family dwelling. For this particular point the industrial zone is of primary concern and the conditional use is for a specific residential use of an otherwise industrial area. The DRB would rule on such issues.

Review of town ordinances:

Harry wanted the commissioners to look over a hand out of Vermont statutes on noise ordinances. Eric said it is the selectboard's responsibility. Harry thought maybe the Planning Commission should push on that. Harry looked for agreement for the board to suggest to the selectboard that they move on updating the town ordinances since many are very old. The board agreed.

Review on the town plan was tabled for another meeting.

**Item 5: Public Comments**

Frank spoke about John Thrasher's comments at a previous meeting regarding changing the town's designation to a one acre town. Eric said he would talk to Bill Burke about the exact language and see what needed to be done. Frank's second point was that if wind power was still prohibited in town, the industrial area in West Pawlet would be an ideal spot. Frank also spoke about the problem that West Pawlet is experiencing involving the town sewage system permit fees that will be going up. The thought is to increase the area that subdivision can take place in adjacent areas, so the system could be more fully utilized and thus lower the per user cost.

**Item 6: Zoning Administrator's Report**

Hal Wilkins, Pawlet Zoning Administrator was not present. Harry thought that the report was too scanty to be informative.

**Item 7. New Business**

Harry wanted to know if anyone was interested in going to the Vermont Community Leadership Summit. There were no immediate takers.

**Item 8. Adjournment**

Eric moved to adjourn and Tom seconded. Meeting adjourned at 9:07pm

**Item 9: Next Meeting Date and Agenda**

The next regular meeting of the Pawlet Planning Commission will be held on August 26, 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: Rik Sassa, Secretary.

DRAFT