

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

**Minutes of Meeting
For Monday, Sept 23, 2019**

Members Attending:

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

Members Absent:

Melissa LaCount

Others in Attendance:

Frank Nelson
John Sabotha
Josh Geschel
Jennifer Spademan

From

West Pawlet
Pawlet
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Pawlet

Item 1: Call to Order

Chairman, Harry Van Meter called the meeting to order at 7:30 p.m.

Item 2: Approval of Meeting Agenda

Mark Frost motioned that the Agenda be approved. Gary Baierlein seconded, the motion passed.

Item 3: Approval of Minutes of August 26, 2019 Meeting

Eric Mach motioned for the minutes to be approved. Tom Collard seconded, the motion passed.

Item 4: Topics of Discussion:

Harry didn't have anything new to add on the By-laws. Eric and Harry both tried to contact John Thrasher regarding the completion of the process to register Pawlet as a 10-acre town, but were not able to talk to him directly. Frank Nelson commented on the selectman's meeting that he had attended, saying that John Thrasher had basically given notice that he would no longer be the town's attorney. Harry asked Frank if anything came up regarding the one acre/ten acre town designation. Frank said the

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only thing mentioned was that his documents would go to those concerned. Wayne Clarke wanted a short explanation about what the difference was between a 10 acre town and a 1 acre town. Eric clarified this only applies to commercial use, not individual homeowner. Harry reviewed that he thought in the eyes of the state, Pawlet is a ten acre town. He was uncertain, based upon the last meeting and the inquiries of the townspeople present, that maybe there was a feeling that the designation should be changed. He asked the commissioners their thoughts. Eric thought it should stay a 10 acre town and let the DRB do the rest of the sorting. Harry asked Eric to call Bill Burke from the state to the procedure the Town has to complete, since John Thrasher could not be reached.

Harry wanted to wait on the revision of the Town Zoning Permit application until the town finds a new zoning administrator due to Hal's recent passing. Eric said that Keith Mason is the assistant zoning administrator. Harry mentioned that Jonas Rosenthal (past town manager and zoning administrator for Poultney, and zoning administrator for Poultney and Castleton) will let us know soon if he can fill in temporarily until a replacement is found. Tom thought that a revision of the application should involve a sight visit based upon the comments from the last meeting. Harry said all the information is on line and that the commissioners should all look the application over and consider what needs to be added or changed. The topic will be discussed at the next meeting.

Harry wanted the commissioners to look at the conditional uses already in the by-laws and asked Frank to bring some information regarding such to the next meeting. Gary was wondering how we left things regarding encouraging business through the by-laws. He thought more could be put on the DRB to help regulate rather than have specific language written into the by-laws.

Item 5: Public Comments

Frank spoke on conditional use. He felt that the DRB could play a bigger role in defining conditional uses. The DRB then could act on specific criteria based upon the particular situation, instead of having very rigid by-laws that tried to address all possible future situations. Using conditional use allows a bigger flexibility and the DRB becomes the court of law for the town.

Item 6: Zoning Administrator's Report

Hal Wilkins, Pawlet Zoning Administrator, passed away last week due to cancer. The usual ZA report was tabled until the next meeting.

Item 6a: Rutland regional Planning Commission

Tom spoke on the Regional Planning Commission meeting that he attended. There were two projects, one on Briar Hill which was just a summation, and a notice on a larger project in Castleton. The Board of Commissioners meeting that Tom attended had to do with the impact of light pollution and the causes from towns. Eric mentioned that language could be added to by-laws to discourage further light pollution. Also matters of efficiency were discussed at the meeting regarding street lights, etc. Harry noted that the town has already replaced all the street lights and that the new lights are shielded to prevent light pollution. Harry didn't have the exact figure, but said the calculation on energy savings for the town was large.

Item 7. New Business

Harry mentioned that Tuesday October 1st is the mapping exercise for the town. It will be at the Mettawee School at 7pm. Monica Przyperhart will set up tables with maps and lead the meeting. Harry would like each of the commissioners to be at a separate table during the meeting.

Harry wanted to discuss applying for a municipal planning grant. It is currently in the works. He handed around a sheet explaining what he has so far. The regional planning commission is helping with the final application.

Item 8. Adjournment

Eric moved to adjourn and Gary seconded. Meeting adjourned at 8:22pm

Item 9: Next Meeting Date and Agenda

The next regular meeting of the Pawlet Planning Commission will be held on Oct. 28th, 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.

There are two more Town Mapping Exercise meetings scheduled, both at the Mettawee School at 7pm. The next one on Oct. 16th, 2019 and the last on Nov. 14th, 2019.

Respectfully submitted: Rik Sassa, Secretary.