

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

**Minutes of Meeting
For Monday, Oct. 28, 2019**

Members Attending:

Harry Van Meter, Chairman
Rik Sassa
Mark Frost
Melissa LaCount
Tom Collard
Gary Baierlein

Members Absent:

Eric Mach, Vice Chairman
Wayne Clarke

Others in Attendance:

Frank Nelson
Allen Turner

From

West Pawlet
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

Gary Baierlein made a motion to approve the Agenda. Tom Collard seconded the motion. The motion passed.

Item 3: Approval of Minutes of September 23, 2019 Meeting

Mark Frost made a motion to approve the minutes. Rik Sassa seconded the motion. The motion passed.

Item 4: Topics of Discussion:

Interim Zoning Administrator Jonas Rosenthal was not in attendance due to illness. Harry Van Meter said there a DRB meeting next Thursday is scheduled.

There was a brief discussion and a consensus that site visits should be required by the Zoning Administrator and that the ZA should set pins on the property to clearly indicate the boundaries of project being permitted and that this requirement should be written into By-Laws. Further discussion continued and there was a consensus that clear measurements needed to be clearly indicated on a plan drawn to scale and perhaps the use of graph paper printed on the back of the application form be provided to complete a map of the property in question. This issue needs to be settled and put into the By-Laws.

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Item 5: RRPC Report – Eric & Tom

Tom Collard reported that the RRPC met and discussed the AT&T cell tower proposed for 604 Oxbow Road, Pittsford on the west side of the mountain. Tom said that the meeting centered on listening to discussions and learning-what other towns are doing to adopting cell towers regulations. Tom said that there was discussion regarding Watershed Planning, which led to questions about mercury levels in Chittenden Dam and how they haven't tested the water in 20 years. This brought a question as to whether it was the fish being stocked or the water. New testing needs to be done.

Item 6: Topics of Discussion-

Frank Nelson brought information on conditional uses from the Town of Calais zoning codes to compare to the Town of Pawlet's Unified By-laws. Frank continued with a discussion regarding town conditional uses and overlay district.

Harry then led a review of Land Uses by District as written in the Pawlet Unified By-Laws and recommendations were made as follows:

- Zoning District 1 Highland – Should remain the same with no changes
- Zoning District 2 Flood Plain Overlay - Should remain the same
- Zoning District 3 River Corridor Protection Area - Should remain the same
- Zoning District 4 Forest & Agriculture - Should remain the same with no changes
- Zoning District 5 Industrial - #6 Major Development Projects under Conditional Use should be moved to Permitted Use
- Zoning District 7 #6 plant nursery- should be moved to conditional
 - #7 clinic – should be moved to conditional
 - #9 tourist home or boarding house – should be moved to conditional
 - #10 riding stable - should be moved to conditional
 - #11 community center – should be moved to conditional
 - #12 tennis club –should be moved to conditional
 - #13 swimming club – should be moved to conditional
 - #15 municipally operated water, sewer or waste disposal facility should be moved to conditional
 - #16 school –should be moved to conditional
- No other changes to Zoning District 7

Item 7. Public Comments

Allen Turner asked if the Unified By-Laws have a clear purpose for use types in each zoning district. Allen suggested that the By-laws should be tailored to provide a link with the town plan and mapping.

Item 8. Old Business

Harry reminded that Commissioners of the Community values Mapping public session schedule. The final Session will be a summarization held at the Town Hall on Thursday Nov. 14th.

Item 9: New Business

The next regular meeting of the Pawlet Planning Commission will be held on Nov. 25th, 2019 at 7:30 pm at the Pawlet at the Town Hall.

The December regular meeting of the Pawlet Planning Commission will be held on the third Monday, Dec. 16th, 2019 at 7:30 pm at the Pawlet Town Hall, the change is for December only due to the fourth Monday being Christmas week.

Item 10: Adjournment

Rik moved to adjourn and Tom seconded. Harry called the meeting adjourned at 9:25pm.

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: Tammy Ross, Secretary.