

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

**Minutes of Meeting
For Monday, Dec 16th, 2019**

Members Attending:

Harry Van Meter, Chairman
Eric Mach, Vice Chairman
Rik Sassa, Secretary
Mark Frost
Tome Collard
Melissa LaCount

Members Absent:

Gary Baierlein

Others in Attendance:

Anne Hadeka
Ray Duquette Sr.

From

West Pawlet
West 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

Eric Mach motioned that the Agenda be approved. Tom Collard seconded, the motion passed.

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

A few corrections to last minutes. Rik Sassa motioned for the minutes to be approved. Mark Frost seconded, the motion passed.

Item 4: Zoning Administrator's Report- Jonas Rosenthal

Jonas spoke about a few permits that are currently in the works. He also noted that there is a new computer that is being used and once he gets some of the information off of Hal's old computer it will be helpful. He spoke about some of the decisions from last month's meeting regarding the zoning permit forms. One issue he noted was right of way definitions to make it more clear for applicants. Jonas suggested that the commissioners highlight the areas on other applications (which he provided from several other towns) that the commissioners supported, as well as areas on our past town application that are problematic, so that he could draft a new improved version. Tom Collard thought that the West Rutland permit was a good middle of the road version. Harry Van Meter went over some of the changes discussed last month that had been agreed upon. Ray Duquette Sr. wanted the board to explain why it is a zoning permit and not a building permit. Harry said because the town doesn't have a building department. Eric said that it covers buildings as well as other zoning issues. Jonas said that in Poultney they did have building permits because of ordinances in the town. Ray thought no permit should be approved without a site inspection. Anne Hadeka wanted to know what the law was involving

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whether a permit could be applied for if there are ongoing violations at the same property. Jonas did not know the law on that question. Ray thought this question should be clarified in the by-laws and on the zoning permit application itself. Harry said that there had to be a sketch plan with setbacks on the permit so that the administrator could verify. As well as the property owner marking the site with stakes so the administrator can verify.

Harry commented on the case of solar field installations and that the developers don't have to tell the town when the job is complete so that the town can then send the town assessors out and have the site updated on the property tax roles. Harry thought we should have a way of insisting on being notified of completion. Eric and Jonas said that when the company comes in to propose a project it would be best then to insist on those criteria. Eric said the town has no jurisdiction over the Public Utility. Eric said there is an application that the Public Utility has to submit, even though it is not the zoning application that the town requires, the zoning administrator can view it and instruct the assessors to assess the property for taxes even if the job is not complete.

Item 5: RRPC Report- Eric and Tom

No meetings due to holiday time of year.

Item 6: Topics of Discussion

Review of By-laws: Jonas handed out some information regarding examples of conditional use language from various towns. He suggested that the commissioners look at some of the other towns and see which ones might apply to Pawlet.

Item 7. Public Comments

No additional comments.

Item 8. Old Business

Tom Collard thought it was ill advised for the town to endorse an alternate energy source (like solar for the enhanced energy plan). As it currently stands, it is not as reliable a source of energy like LP gas. Harry said the targets by the state are measured up to 2050. These targets and charts were on hand outs from the previous month's meeting. Harry would like to get back to this issue in months to come, to determine what targets the town can meet and timelines for meeting them. The draft for the enhanced energy plan will remain a draft until future determinations. The previous desire to have something done is no longer an urgent issue.

Item 9. New Business

No new business.

Item 10. Set Agenda for the next meeting

Item 11. Adjournment

Eric moved to adjourn and Mark seconded. Meeting adjourned at 8:30pm

Item 12: Next Meeting Date and Agenda

The next regular meeting of the Pawlet Planning Commission will be held on Jan. 27th, 2020 at 7:30 pm at the Pawlet Town Hall.

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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.