

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

**Minutes of Meeting
For Monday, Feb. 24th, 2020**

Members Attending:

Rik Sassa, Secretary
Mark Frost
Tom Collard
Melissa LaCount
Gary Baierlien

Members Absent:

Harry Van Meter, Chairman
Eric Mach, Vice Chairman

Others in Attendance:

Jonas Rosenthal
Wayne Clarke
Frank Nelson
M. Kravitt
Martin Kravitt
Hillary Solomon

From

Interim Zoning Administrator for Pawlet
Pawlet
West Pawlet

PMNRCD

Item 1: Call to Order

Gary Baierlein was nominated substitute chair, he called the meeting to order at 7:32 p.m.

Item 2: Approval of Meeting Agenda

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

Item 3: Approval of Minutes of Jan. 27, 2020 Meeting

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

Item 4: Zoning Administrator's Report- Jonas Rosenthal

Revision to town zoning permit application:

Jonas Rosenthal noted that the town's previous permit was quite short. He suggested the revised one should require a hand drawn image (somewhat to scale), it should show set-backs, perhaps a cover page with clear instructions about what is required. He would add that names should appear as they appear on the deed, tax map number, name of contractor/designer (especially in the case of changes). He said some people have surveys and perhaps there could be boxes to check off pertaining to surveys, and

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other permits. The number for the state oversight commission needs to be updated. As well as a separate page for the fee schedule. Gary thought that the drawing didn't have to be to scale, but it does need to have actual measurements for the zoning administrator to reference.

Jonas said there is a separate set of rules for farm structures. He handed out some material on the actual rules governing what the state considers a farm. Frank Nelson asked how many pages this permit package would be. Jonas said 3 or 4 pages. Jonas said there is no building code in Pawlet. The national building code is not recognized in the town by-laws. However, public buildings need to get state permits that do have to meet building codes. The commissioners agreed that more information should be provided with the permit application. That way, the applicant is responsible for having all the required material necessary. If information is missing, it can simply be sent back until it is acceptable.

Tom wanted to bring up an old issue of a Conservation Commission for Pawlet. Hillary Solomon noted that she knew of a few commissions around, but not one for Pawlet. Tom said he hadn't heard about one in the regional meetings that he had attended. Hillary said the commissions usually come to the fore when there are specific issues to help guide the Select boards and Planning Commissions. Jonas offered an anecdotal story about Poultney and their interaction with a Conservation Commission regarding a specific water issue. Hillary noted that commissions like this are based on relevant issues and enough community interest to populate the respective Conservation commission board.

Hillary also said that she would be around to help with storm water funds. Tom indicated that West Pawlet had a storm water drain problem. Hillary wanted to know if another commissioner would be interested in joining a steering committee. Tom showed some interest (if dinner was included..jokingly).

Item 5: RRPC Report- Eric and Tom

Tom said due to weather the meeting was cancelled until the next month. The other meeting that he normally attends has not happened yet, so no current report.

Item 6: Topics of Discussion

Review of By-laws:

Move school to conditional use (VC) and (ARR). Discussion was tabled due to lack of time.

Item 7. Public Comments

Frank wanted to go through the conditional uses on the Calais, VT hand out from last month. He noted that when you go into the conditional use area, you need more specific guidance for the DRB to work with. Wayne said that last month the commission had agreed that less specifics were better, allowing more flexibility for the DRB to make decisions. Jonas commented that there was a section in the Castleton by-laws that offered some loose guidance to the DRB in the conditional use section. Frank also noted that the Calais by-laws had an ad hoc commission to address specific situations. Jonas compared that to Dorset's design control districts which are very restrictive. Rik Sassa asked about the two week comment time frame on building permits, whether they could protest during that time. Jonas said that so long as the permit itself is not violated, adjacent property owners have no right to legally object. Martin Kravitt thought that you tread a very fine legal line that could fall on discrimination, if you create guidelines for conditional use that are subjective to the DRB. He thought, you would have to take great care to make sure any prohibition was across the board.

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M. Kravitt commented on a proposed monument in the town regarding 25 militia men from the town. She would like to see it on the town green, which is quite cluttered visually at the moment, according to the Selectmen in regards to her proposed addition of a monument on the same green. She was thinking that the town could remove a few of the telephone poles to have a cleaner looking town. Gary and Tom both had concerns about how much would be involved in burying those lines as well as some of the area being close to the state's control of rt. 30. Frank thought there was a tourist angle to this that could help the town. Hillary offered that this proposal could connect with other town traffic proposals and said that she would take it to the Regional Planning Commission.

Item 8. Old Business

No old business.

Item 9. New Business

No new business.

Item 10. Set Agenda for the next meeting

The next regular meeting of the Pawlet Planning Commission will be held on Mar. 23th, 2020 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) Call to order; 2) Approval of the agenda; 3) Approval of minutes of previous meeting; 4) Zoning Administrator's report; 5) RRPC report; 6) Topic for discussion by the Commissioners or presenter; 7) Public comments; 8) Old Business; 9) New business; 10) Set agenda for next meeting; 11) Adjournment.

Item 11. Adjournment

Tom moved to adjourn and Mark seconded the motion. Meeting adjourned at 9:15pm

Respectfully submitted: Rik Sassa, Secretary.