

**Town of Pawlet Planning Commission  
Pawlet Town Hall (meeting held via ZOOM)  
Pawlet, VT**

**Minutes of Meeting  
For Monday, Apr. 27th, 2020**

**Members Attending:**

Harry Van Meter, Chairman  
Rik Sassa, Secretary  
Mark Frost

Melissa LaCount  
Gary Baierlein

**Others in Attendance:**

Jonas Rosenthal  
Wayne Clarke  
Frank Nelson

**Members Absent:**

Tom Collard

**From**

Interim Zoning Administrator for Pawlet  
Pawlet  
West Pawlet

**Item 1: Call to Order**

Harry Van Meter called meeting to order at 7:42pm on the Zoom app platform.

**Item 2: Approval of Meeting Agenda**

Gary Baierlein moved to approve the meeting agenda, Mark Frost seconded. All approved and agenda was passed.

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

Mark motioned for the minutes to be approved. Rik Sassa seconded, all approved and the motion passed.

**Item 4: Zoning Administrator's Report- Jonas Rosenthal**

Revision to town zoning permit application:

Jonas Rosenthal directed the commissioners' attention to the draft of the zoning permit application that he had sent in an email. Jonas explained that the first page is instructions then the second and third page have parcel ID number, right of way information, square footage, setbacks to river or streams.

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There was some discussion about the time frame involved in the permit. Harry wanted to have further discussion on this part to bring it to a conclusion at next month's meeting. Wayne Clarke felt that a public forum might be a good idea to get input. Harry did not agree with the need for a public forum. Jonas felt that if the information is not clear on the application then it will not be of much use later if there is a problem. Gary agreed that the applicant should provide the most information possible. Jonas also said that he had included on the application, that other permits may be required for the desired construction, including Rick Oberkrich's number. He felt that it was the responsibility of the applicant to make sure they had all relevant permits. Jonas spoke about the application regarding sketch plans. Jonas thought that the more information the better for the benefit of the applicant to make sure that they are considering all future construction, as well as such information being of benefit to the zoning administrator. The graph paper section on the application will be helpful in clearly identifying the project size. There is also a section for listing abutting property owners. Harry thought that the draft was very comprehensive. The commissioners all agreed that more information is better and that Jonas's draft was acceptable with a few tweaks. Harry moved that the commissioner consider it for a month and email any suggestions to Jonas and the committee will address the permit application further in the next meeting.

Jonas also reported on an email from the town clerk regarding a demolition project. The town health officer said that a permit is required from the state. Rick Oberkrich sent him an eight page packet pertaining to demolition work. It turns out that the permit process is only relevant for public building and does not apply to single family dwellings. There are a few more permits active and perhaps one violation that he has to look into.

Harry asked about the new mandates from the state involving the energy codes and how that can be included in the permit to meet state compliance. Jonas said that language could be added to the town ordinances and then attach those to the permit application.

**Item 5: RRPC Report- Eric and Tom**

Tom was not present. Harry reported that Eric is no longer a commissioner on the board and will be stepping down from the Rutland Regional commission as well in the coming months.

**Item 6: Topics of Discussion**

Review of By-laws:

Harry wanted to deal with conditional use issues next month.

**Item 7. Public Comments**

Frank spoke about wanting extensions of zoning permits, calling them "conditional extensions". Frank also mentioned that John Thrasher (the previous town lawyer) said that building permits should be subject to the applicant obtaining a septic permit. Jonas said that he thought the section indicating that other permits may be required addressed that issue. Rik suggested that some permits may be additionally required after abutting neighbors weigh in. Frank was concerned that during construction the building use may change. He thought that the original permit would not satisfy this change of use.

**Item 8. Old Business**

Harry brought up an old issue of Tom Collard's regarding a conservation commission. Jonas suggested Ed Bove and Hillary Solomon to contact regarding such a commission.

**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 May. 25th, 2020 at 7:30 pm on ZOOM . It was noted that this meeting will fall on Memorial Day, but none of the commissioners present had a problem with that convergence.

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**

Gary moved to adjourn. Mark seconded the motion. All agreed. Meeting adjourned at 8:56pm

Respectfully submitted: Rik Sassa, Secretary.