

**Town of Pawlet Planning Commission
Via Zoom
Pawlet, VT**

**Minutes of Meeting
For Monday, May. 25th, 2020**

Members Attending:

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

Members Absent:

Gary Bairlein

Others in Attendance:

Jonas Rosenthal
Wayne Clarke

From

Interim Zoning Administrator for Pawlet
Pawlet

Item 1: Call to Order

Harry Van Meter called the meeting to order at 7:34

Item 2: Approval of Meeting Agenda

Rik Sassa moved to approve the agenda. Mark Frost seconded the motion and all approved.

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

Harry commented that under item #5 to take Eric Mach's name off of the RRC since he is no longer on that commission. Mark Frost made a motion to approve the April 27th minutes. Rik Sassa seconded the motion, all were in favor.

Item 4: Election of Officers

Harry wanted to go ahead with elections even though all the commissioners were not in attendance. Harry started with opening nominations for Chairman of the Board. He also said that he would like to stay on as Chairman. Melissa LaCount nominated Harry Van Meter for Chairman

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Melissa nominated Tom Collard for Vice Chairman, Mark Frost seconded the nomination. Harry nominated Gary Bairlein for Vice Chairman, Rik seconded. Harry hoped to get a paid clerk but nominated Rik to stay on as Secretary.

The vote was as follows: Harry as Chairman; Rik voted yes, Mark voted yes, Melissa voted yes, Tom voted yes, Harry voted yes. Tom Collard as Vice Chairman; Rik voted yes, Mark voted yes, Melissa voted yes, Tom voted yes, Harry voted for Gary. Rik Sassa as Secretary; Tom voted yes, Harry voted yes, Melissa voted yes, Mark voted yes, Rik voted yes.

Item 5: Zoning Administrator's Report

Jonas Rosenthal said that there has been quite a bit of activity in the permit department. He listed several projects. Harry asked what the final decision on the Perham permit was. Jonas said that attorneys were still talking about a settlement. The DRB had done their part, though Jonas was not sure of the outcome.

Jonas discussed the new revised zoning application. Harry had made some alterations to the text. Jonas thought the edits to the organization of the application could more easily be made in person in a few weeks if we are allowed to meet in person again. Harry was hoping to get a format that information could more easily be applied to an online application (i.e. a drop down menu). Jonas said that currently he mails out applications and goes over the information with the applicant via the phone.

Wayne Clarke had a question regarding the center of the road as a boundary demarcation in the case of right of way. Jonas said there are default measurements from the state defining the width of a right of way unless it is specified otherwise.

Harry was confused why the set back is from the house to the road and then also to the center of the road. Jonas read from the Pawlet Zoning by-laws regarding set-backs to clarify.

Jonas thought that Merrill Bent (the town's current legal representative) should review the language in the application and then Elizabeth Gibson could get involved to help create an online version. Tom wondered if the permits that are posted in the town hall could be posted online since the pandemic makes viewing them at the town office impossible. Rik Sassa asked if a change in format of viewing applications has to be warned to the town at large.

Harry also asked about the possible expansion of the solar farm off of Rt 30. Jonas said the expansion was for only another half a row of panels. Harry thought that he got approval from the board for 500kw and only put in 150kw at the time so there should not be any problems.

Item 6: RRPC update

Tom said some of the meetings were cancelled. The Board of Commissioners meeting was on line, but the May meeting was cancelled. The transportation meeting is scheduled for this coming Thursday.

Item 7. Topics of Discussion: Review of the By-laws

Harry went through article 3 of the By-laws. Having read through the conditional uses he noted that there are between 25 and 30 conditional uses but there are only 13 that are described in the By-laws. "Regional solid waste management facility" has no description in the By-laws. The commissioner were in agreement that it should be taken out.

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“Hazardous waste management facility”, was decided to be taken out.

“Park and ride lots”. No description for conditional uses was written for it.

“Retail store” did not have any conditions written for it.

Jonas said that he could print out a list of conditions from some other towns regarding a variety of uses.

These were other conditional uses that Harry listed:

“Personal services”

“Appliance repair shop”

“Clinics”

“Fire and Police stations”

“Hospitals”

“Community Centers”

“Town Hall”

“Rooming house”

“Nursing home”

“Brewery”

“Child and day care”

“Sand and salt storage buildings”

Harry asked Jonas what his opinion of the conditional use section of the Pawlet By-laws was. Jonas said that Castleton was also going through the language of their By-laws around conditional uses, but had not compared it with Pawlet’s as of yet, so he had no opinion. Jonas did feel that it was important to include a sentence empowering the DRB to add conditions that would apply to the specific situation to protect adjoining property owners to propose something within reason. In reviewing the current Pawlet By-laws it was determined that the language to involve the DRB was already in there.

Item 8. Public Comments

No public comments. No public was present at meeting.

Item 9. Old Business

Tom asked about the email address issue for commissioners. The commissioners could either have individual addresses or a joint address. Harry said that the issue is that any correspondence needs to come from an official address as a point of legality.

Item 10. New Business

Tom also followed up on a comment from Jonas about getting his own printer and scanner to make the job easier. The selectboard has already been contacted regarding such.

Item 11. Set Agenda for the next meeting

The next regular meeting of the Pawlet Planning Commission will be held on June. 22nd, 2020 at 7:30 pm at the Pawlet Town Hall (if allowed) or online via Zoom if restrictions continue.

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 12. Adjournment

Mark moved to adjourn and Tom seconded the motion. Meeting adjourned at 9:06pm

Respectfully submitted: Rik Sassa, Secretary.

DRAFT