

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

**Minutes of Meeting  
For Monday, June 22nd, 2020**

**Members Attending:**

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

Gary Baierlein

**Members Absent:**

Melissa LaCount

**Others in Attendance:**

Jonas Rosenthal  
Wayne Clarke  
Frank Nelson

**From**

Interim Zoning Administrator for Pawlet  
Pawlet  
West Pawlet

**Item 1: Call to Order**

Harry Van Meter called meeting to order at 7:38pm on the Zoom app platform.

**Item 2: Approval of Meeting Agenda**

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

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

Tom Collard had a question whether that meeting was a valid meeting. Harry said that he spoke with the state and they confirmed that the meeting was not a valid meeting but that the elections were. Mark motioned for the minutes to be approved. Tom seconded, all approved and the motion passed.

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

Jonas said that he is keeping his spread sheet up to date and working on getting an assistant to help. Jonas spoke about several other Vermont towns and their conditional uses. Jonas indicated a section in the Pawlet By-laws that refers to the DRB being subject to provisions identified in an article that don't

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seem to exist in the By-laws. Harry thought that the Castleton By-Laws looked very specific compared to Pawlet's. Jonas suggested that each Commissioner could take a couple of conditional uses and map them out. Wayne Clarke was concerned about the language being too specific and there by hindering the flexible decision making process of the DRB. Gary (being on the DRB) commented that the board uses the By-Laws as guidelines as well as certain Act 250 criteria, and the general needs of the town and the nature of the specific situation. Tom Collard noted that Act 250 also looks to the town By-laws to exercise regulations. Harry spoke about the two options that Jonas offered. One, to create a generic in which the DRB would have a great deal of flexibility and two, to look to other towns to mimic some of their conditional uses. Harry felt that we could perhaps have a combination of both. Gary agreed that the town could have a few requirements that were more black and white as well as giving the DRB flexibility.

Harry returned to the list of conditional uses that had no information pertaining to them from the last meeting. Each Commissioner took two from the list to consider and clarify to be discussed at the next meeting. Harry took "Park and Ride lots; Retail stores". Mark took "Personal services: Appliance repair shop." Melissa "Fire and Police station" Tom "Community centers; Town Hall." Rik "Rooming house; Nursing home." Gary "Brewery; Sand and salt storage building." Jonas "Hospital; Child and Day care." Harry brought the Commissioners attention to the draft of the building permit application. He took a roll call vote to see if it should be sent to the Selectboard. All were in favor. Tom had a question regarding the mention of abutting property owners, and that was clarified that any property touching the property seeking a permit is considered abutting. Tom thanked Jonas for putting the building (zoning) permit application together.

**Item 5: RRPC Report- Tom**

Tom said that the Rutland Regional Transportation spoke about a master plan for the Rutland Regional Airport. Eric Mach was acknowledged for his service at the RRPC meeting. Harry noted that Eric has stepped down as of the June meeting. Harry added that at the last Selectboard meeting that Tom Collard will be the full time representative for the town at the RRPC meetings.

**Item 6: Topics of Discussion**

Review of By-laws:

Harry wanted to deal with conditional use issues next month.

**Item 7. Public Comments**

Frank indicated that since the town hall is closed to the public the notice board is no longer accessible and it needs to be. Jonas said that he can use his printer and scan the permits and send them to the town clerk. Harry was concerned that the abutters would need to be able to see all the relevant information, which would be too much to scan for each permit. Frank was concerned that having information available only online might create discrimination for those without internet access. Frank also was curious if the new definition of "school" included home-school collaboration situations. Harry suggested that we discuss that issue at a future meeting.

**Item 8. Old Business**

Harry reviewed the election results and said that he reported that to the Selectmen. He noted that Eric's position still needs to be filled since it is a seven member board. As soon as the Selectboard gets some more applications they will make a decision.

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**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 July. 27th, 2020 at 7:30 pm on ZOOM .

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. Rik seconded the motion. All agreed. Meeting adjourned at 9:11pm

Respectfully submitted: Rik Sassa, Secretary.

DRAFT