

Town of Pawlet
Planning Commission Meeting
Monday, January 24, 2022 7:30pm
Meeting via Zoom platform

Members present:

Jessica Van Oort, Chairperson
John Sabotka, Vice Chairperson
Rik Sassa, Clerk/Secretary
Frank Nelson
Gary Baierlein
Mark Frost
Wayne Clark (alternate member)

Members absent:

Item 1. Call to Order:

Jessica called the meeting to order at 7:33pm.

Item 2. Approval of Agenda Items- Review/Add/Delete:

Gary wanted to make a note that the municipal planning grant has been secured and was wondering when the commission would be getting to work on it. Frank wanted to add an energy report.

Item 3. Approval of minutes of previous meeting:

John Sabotka moved to approve previous minutes, Gary Baierlein seconded, all approved.

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

Jonas, via Zoom, gave a rundown of various current permits. Gary asked if Ron Taylor's permit regarding agricultural permit went through. Jonas said it was accepted as a farm based upon a comment that was made at a meeting he attended. He said he would look into it further.

Item 5. Rutland Regional Commission Report- Tom Collard:

John Sabotka gave his report on the Rutland Regional Commission. The big news was that Ed Bove was resigning as Chairman. Jessica was concerned as to how this would affect the commission since Ed Bove was going to come and help the Planning Commission with the by-laws. Jessica said that she will have to contact him to see if he will still be helping us or forward it to someone else.

Item 6. Otter Creek Communications District report- Jessica Van Oort

Jessica said the CUD has not met since the last meeting. Economic development and enhanced use of wastewater plant were two areas of interest. Ed Bove was going to attend our by-law modernization grant. For the grant involving Dutchie's store parcel there will be a committee to put out proposals for contractors to bid on. The committee is made up of various residents of West Pawlet, Planning Commission and Selectboard. The West Pawlet master plan is meant to be a planning grant to figure out what to do and then go for bigger money to accomplish individual projects. Frank mentioned that having a solar element connected to the wastewater plant could go forward whereas a stand alone solar installation would not.

Item 7. Public Comments:

Frank spoke about act 174 standards updates. He thought that setting aside constraints on solar mapping of land might involve paying land owners to compensate them for the constraints on their lands, similar to the way conservation easements are compensated. He also thought that the energy goals set by the state are way above where people currently are.

Monica, via Zoom, wondered whether the energy plan considered anything other than solar. She hoped that the community would not get caught short in the planning. Jessica said that many other sources of energy are being used but they don't have citing issues like the solar installations have. Monica also noted that storage and disposal of by-products must be considered as well. Wayne said that heat pumps can be used locally. He also thought that it would be a good idea to be more self-sufficient in production of energy rather than depend on other states and Canada for our power.

Item 8. On-going Business: Enhanced Energy Plan

Jessica focused the committee on the maps provided by the state that indicate prime solar citing. The commissioners decided on various roads for possible solar citing as per requirements of the state if the town is to have any input if a project were to be proposed.

Areas acceptable for large scale solar generation installations:

Warren Switch Rd.: From VT/NY border to Briar Hill Rd intersection.

Bull Frog Hollow Rd.: The entire portion from Rt 149 to the end of town line.

Button Falls Rd.: One half mile in from the VT/NY border.

Rt 153: From West Pawlet center west to Catholic church (one half mile stretch).

Areas not acceptable for solar installations:

Herrick Brook Rd: some parts to far from 3 phase power lines, other parts scenic vistas and agricultural prime land.

Foremand Rd: outside of 3 phase zone, scenic vistas

Towslee Rd: mostly outside of 3 phase zone, scenic vistas

Solar Park: residential and scenic vistas.

Danby Pawlet Rd: Scenic vistas and prime agricultural land

Tiffany Ln: Scenic vistas, residential and outside of 3 phase zone.

Red Top: too far outside of 3 phase and scenic vistas

Rupert Hill rd: mostly outside of 3 phase zone, scenic vistas and prime agricultural land.

Little Hawk Ln: Scenic vistas and prime agricultural land

Mary Ln: residential and scenic vistas

VT route 30: Scenic valley with vistas and prime agricultural bottom land

Three Meadow Dr.: Residential, scenic vistas.

Rafter Rd.: Scenic vistas and residential.

Foreman Rd.: Scenic vistas outside of 3 phase zone.

Delmer Clearing: Scenic vistas outside of 3 phase zone.

Ross Pit: Scenic vistas and prime agricultural land.

Herrick Brook Rd.: Scenic vistas, residential area and prime agricultural land.

Robinson Hill Rd.: Scenic vistas and prime agricultural land, residential.

Forrest Farm: Residential and scenic vistas.

Danby Pawlet Rd: Scenic vistas and prime agricultural land.

Cemetery Hill Rd.: Scenic vistas, residential and prime agricultural land.

Rt 133: Scenic valley vistas and prime agricultural land.

Maple Grv: Prime agricultural land

Deer Run Rd: Residential and scenic vistas.

Andrus Dr.: Prime agricultural land, residential and scenic vistas.

Beaver Brook Rd.: Residential and scenic vistas.

Kelly Hill Rd.: Prime agricultural land, scenic vistas and outside 3 phase zone.

Milaura Rd.: Prime agricultural land and outside 3 phase zone.

Brimestone Rd.: Scenic vistas and outside 3 phase zone.

Tadmer Hill Rd.: Outside of 3 phase zone and scenic vistas.

Fox Cobble: Outside of 3 phase zone and scenic vistas.

Edgerton Dr.: Scenic vistas and outside 3 phase zone.

Waite Hill Rd.: Prime agricultural land, scenic vistas and half of road outside of 3 phase zone.

Tunket Rd.: Scenic vistas and outside 3 phase zone.

Haystack Dr.: Scenic vistas and outside 3 phase zone.

Red Top: Scenic vistas and outside 3 phase zone.

Rupert Hill Rd.: Scenic vistas, prime agricultural land and outside of 3 phase zone.

Little Hawk Ln.: Scenic vistas.

Hi Go Rd.: Scenic vistas and outside 3 phase zone.

Edwards Ln.: Prime agricultural land and scenic vistas.

Chet Clark Rd.: Scenic vistas.

Sawmill Rd.: Scenic vistas and prime agricultural land.

Rt 153: Scenic vistas and prime agricultural land, (except where noted areas above).

Heatherington Rd.: Scenic vistas and prime agricultural land.

Bauer Rd.: Scenic vistas.

Betts Bridge Rd.: Scenic vistas and prime agricultural land.

Warren Switch Rd.: Scenic vistas and prime agricultural land (except where noted above).

Briar Hill Rd.: Scenic vistas and prime agricultural land.

Glebeland Dr.: Scenic vistas and prime agricultural land.

Button Falls Rd.: Scenic vistas and prime agricultural land (except where noted above).

Rt 149: Scenic vistas and prime agricultural land (except where noted above).

Blossom Hill: Scenic vistas and residential.

North Pawlet Rd.: Prime agricultural land and scenic vistas.

Rees Rd.: scenic vistas and residential.

River Rd.: Prime agricultural land and scenic vistas.

Pattern Ln.: Scenic vistas and prime agricultural land.

Item 9. New Business:

There was no new business.

Item 10. Set Agenda for next meeting:

Call to Order 7:30 2. Approval of Agenda Items - Review/Add/Delete 7:31 3. Approval of minutes of previous meeting 7:33 4. Zoning Administrator's Report – Jonas Rosenthal 7:45 6. Rutland Regional Planning Commission Report – Tom Collard 8:00 7. Discussion of Topics & On-going Business 8:05 8. Public Comments 8:25 9. Old Business 8:35 10. New business 8: 45 11. Set Agenda for the next meeting 8:55 12. Adjournment 9:00

Item 11. Adjournment:

Gary motioned to adjourn the meeting, John seconded, all approved. The meeting was adjourned at 8:57pm.

Respectfully submitted by Rik Sassa, Secretary and Clerk.