

Town of Pawlet

Planning Commission Meeting

Monday, 28 March 2022 7:30pm

Members present:

Jessica Van Oort, Chairperson

John Sabotka, Vice Chairperson

Frank Nelson

Gary Baierlein

Harley Cudney (took minutes)

Jonas Rosenthal (Acting Zoning Administrator; via Zoom)

Ed Bove (Rutland Regional Planning Commission; via Zoom)

Members absent:

Rik Sassa, Clerk/Secretary

Mark Frost

Wayne Clark (alternate member)

Members of the Public: None

1. Call to Order 7:37

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

- No changes

3. Approval of minutes of previous meeting: Mr. Baierlein moved, Mr. Sabotka 2nd, all approved.

4. Zoning Administrator's Report – Mr. Rosenthal

- So far in 2022, issued nine permits. Issued a written opinion re: Wesko complaint.

5. Rutland Regional Planning Commission (RRPC) Report – Mr. Sabotka

- 15 March RRPC Meeting - Presentation by Encore, Inc. for a solar farm. No action taken. Lanyard Killington Hotel – approved. VELCO storage yard – project approved. RRPC presented Killington/Pico Ski Resort project overview for up to 156 units but awaiting Killington Town action.
- RRPC Board of Commissioners Meeting – Ms. Steffanie Bourque, RRPC lead for emergency management program, reviewed RRPC services provided, summarized here as: “organized planning, decision making, and resource management to prepare for, respond to, recover from, and mitigate the effects of all hazards.”

6. Otter Creek Communications Union District Report and Municipal Planning Grant Report – Ms. Van Oort

- Otter Creek CUD did not meet this past month; unsure of
- Re: Municipal planning grant-we have received one proposal.
- Some discussion on the history of designated village centers. Note that Pawlet’s designated village center plan expires in 2024.

7. Public Comments

- None

8. On-going Business: Bylaw Modernization Grant. Review maps of village centers.

- Reviewed the various districts, including dimensional requirements:
 - Highland district: slope and elevation: >1500 ft elevation
 - Flood plain overlay – no dimensional requirements
 - River corridor protection overlay – no dimensional requirements
 - Forest & Agriculture – below 1500 ft, >15% slopes, low density, 25 acre min lot size. Minimal use. Single family dwellings. Home occupation.
 - Industrial district. 1 acre min lot size; can have a house on a 5 acre lot
 - Village & commercial: 1 acre; 12000 ft per unit; rule for maximum bldg. coverage
 - Agricultural & rural residential: 5 acre min lot size; setbacks
- Discussion of bylaw modernization grant, esp. permitted vs. conditional uses.
- Bylaw modernization should review Planned Unit Development (PUD) in ARR to make it self-consistent.
- Next meeting: drill down in Village and Commercial District, and perhaps a simulation exercise for what it would take to develop a business (this is what was done in Killington) or higher-density housing, which would highlight the hurdles and inform us of how the bylaws could be improved.
- Quote: “Zoning is the regulatory tool that implements the Town Plan.”

9. On-going Business: Enhanced Energy Plan. Next steps based on new state standards.

- Preface: “Good Idea?” Use ARPA \$ to purchase Infrared cameras for scanning properties, keep at Library to be checked out. Action: Mr. Nelson will investigate possible tools that fit the bill.
- Barbara Noyes Pulling (RRPC) has stated the 2022 State CEP plan is being released. We could rush through the PPC Enhanced Energy Plan (EEP) and not incorporate any aspects of the 2022 State CEP. We decided as a group to proceed on our timeline and incorporate the changes, which Barbara suggested would be minor.
- **ACTION** Ms. Van Oort will ask Ms. Pulling for the needed language for the Pawlet Energy Plan.

10. Set Agenda for the next meeting

- (Addressing both Bylaw Modernization & Municipal Planning) Work with Mr. Bove on the Pawlet Village & Commercial District, specifically, conducting a simulation exercise using a particular property for what it would take to develop a business or higher-density

housing, which would highlight the hurdles and inform us of how the bylaws could be improved.

11. Adjournment

- Moved to adjourn: Mr. Baierlein. 2nd: Mr. Cudney. All approved. Adjourned at 9:00

Respectfully submitted,
Harley Cudney