

Town of Pawlet
Planning Commission Meeting
Monday, August 22, 2022 7:30pm
Meeting at Town Hall and
via Zoom platform

Members present:

Jessica Van Oort, Chairperson

Rik Sassa, Clerk/Secretary

Frank Nelson

Mark Frost

Harley Cudney

Ed Bove (Rutland Regional Planning Commission)

Members absent:

Gary Baierlein

John Sabotka, Vice Chairperson

Wayne Clark (alternate member)

Jonas Rosenthal (Pawlet Zoning Administrator)

Item 1. Call to Order:

Jessica Van Oort called the meeting to order at 7:32pm

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

No changes.

Item 3. Approval of minutes of previous meeting:

Harley Cudney moved to approve previous minutes, Rik Sassa seconded, all agreed.

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

Jonas was not present and there was no report available.

Item 5. Rutland Regional Commission Report- John Sabotka and Harley Cudney:

No meeting to report on.

Item 6. Otter Creek Communications Union District Report and Municipal Planning Grant Report- Jessica Van Oort:

Jessica said that Michael Allen was putting together a survey to area residents for the grant process.

Item 7. Public Comments:

No public comments.

Item 8. On-going Business: Bylaw document alterations with Ed Bove

Ed Bove sent around a page on suggestions regarding dimensional requirements for Village zoning district. Ed proposed a smaller set back from the center line of the roadway to reflect what is already in existence and to guide future construction. Lot size reduction from 12000 sq ft of to 8000 sq ft per residence unit. Changing height from 35 feet maximum to 45 feet maximum to accommodate increased density. Changing maximum building coverage to 75%. Frank Nelson felt that set-backs, density allowances, etc. could all be dispensed with and to let the DRB determine what's reasonable and prudent. Harley Cudney and Ed felt like some guidance is needed for the DRB to work with and for townspeople that are making plans so they can calculate for their needs. Frank pressed for overlay maps that would help guide the DRB and that the DRB would make decisions and adjoining neighbors would be notified as in all DRB situations. Jessica thought it would be good to consult with the fire departments to see what the current maximum building height they can service is.

Harley had a question about the front boundary set-backs. Ed said he calculated it by adding 10 feet to the edge of the roadway. Frank said that no property in town would be in accordance with these boundaries and therefore they were overly restrictive. It seemed like the commissioners were in some agreement that set-backs should be done away with or at least set to absolute minimums, increasing building height, and changing maximum building coverage to 75%.

Jessica suggested to Frank that he formulate a motion to present to the board regarding overlays and the zoning districts since it was such a different approach from the other board members views. Next meeting the commission will look at parking in the Village district.

Item 9. 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 7:35 5. Rutland Regional Planning Commission Report 7:40 6. Otter Creek Communications Union District Report and Municipal Planning Grant report 7:45 7. Public Comments 7:50 8. On-going Business: Bylaws Updates continued 8:00 9. Set Agenda for the next meeting 8:55 10. Adjournment 9:00

Item 11. Adjournment:

Harley moved to adjourn, Mark Frost seconded, all agreed. Meeting adjourned at 9:05pm.

Respectfully submitted by Rik Sassa Secretary/Clerk