

Town of Pawlet
Planning Commission Meeting
Monday, July 25, 2022 7:30pm
Meeting at townhall and
via Zoom platform

Members present:

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

Members absent:

Item 1. Call to Order:

Jessica called the meeting to order at 7:32pm.

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

Agenda was kept as is.

Item 3. Approval of minutes of previous meeting:

John Sabotka moved to approve the previous minutes, Gary Baierlein seconded motion. All agreed.

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

Jonas Rosenthal ran through some recent zoning requests and permits.

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

John said there was no meeting the past month to report on. He mentioned that the commission was interested in a traffic count for the various towns.

Item 6. Otter Creek Union Communication District report and Municipal Planning Grant report — Jessica Van Oort:

Amanda O'Connor will be working with the OCU to help write the grant for the broad band build out. The process is currently negotiating with partners. Next year another grant will be sought to begin construction. The state will match the amount no matter whether the various towns uses ARP funds or not.

As for the Municipal planning grant for West Pawlet, that committee will go over information from the open house held last month.

Item 7. Public Comments:

There were no public comments.

Item 8. On-going business: Conditional use considerations with Ed Bove:

Jessica summarized where the commission left off last time. She started with "Event venue". The thought of the commission was to delete the word "commercial" and put in the broader term "recreational use" which would go under conditional uses. Wayne Clarke was concerned that the liability for land that is used in any commercial (for payment) capacity could be different than land not used under a payment consideration. Ed thought that collapsing some of the language to include more things would be better since a narrower definition might not hit each concern whereas the zoning administrator would be able to make the call and if the applicant did not agree they could take it to the DRB for further clarification.

Ed went through some ideas for the commissioners to consider: Village Commercial District; some things could be exempt from permitting. The term "Permitted uses" to something less confusing; "retail store" should be moved to conditional uses as well as, "professional services", "restaurant", "multi-family dwelling", "craft shop", and some of the listed entities under "personal services". Jessica wanted to talk specifically about some of the suggestions. Gary said what would be the principle difference between a repair shop and craft shop? Parking seemed to be a sticking point for many of the business categories. Ed thought maybe more parking requirements for the permit. For example; if a business was required to have two parking spots then the zoning administrator could check off parking if the spots were available, if not the permit would be denied and the applicant could then go to the DRB through a waiver appeal if the situation warranted it.

Some discussion ensued about a central parking lot in West Pawlet to alleviate the parking problem that would be present for almost any business in West Pawlet. The town owns a parcel of land at the intersection in the center of town that could serve that purpose.

Ed noted “accessory dwelling unit” is a protected item and does not need to be where it is in the by-laws since it is specifically allowed generally. Several other mentioned items “townhall” are also protected and do not need to appear as permitted uses.

Some thoughts on dimensional set-backs (that will be discussed in detail next meeting): remove “surveyed” from the set back requirements. Minimum lot size when municipally operated sewage should be changed from the 12,000 sq ft required (too large). Frank pushed for an overlay system that would address parking issues as well as set-backs and businesses in each district. He handed out an excerpt from the Calais, VT bylaws regarding districts and overlays.

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- John Sabotka and Harley Cudney 7:40 6. Otter Creek Communication Union District Report and Municipal Planning Grant Report- Jessica Van 7:45 7. Public Comments 7:50 8. On-going Business: Bylaw update continued with Ed Bove 8:00 9. Set Agenda for next meeting 8:55 10. Adjournment 9:00

Item 11. Adjournment:

Gary moved to adjourn, Mark Frost seconded the motion. All agreed. Meeting adjourned at 9:05pm

Respectfully submitted by Rik Sassa, Secretary/Clerk