

**Town of Pawlet**  
**Planning Commission Meeting**  
**Monday, Sept. 26, 2022 7:30pm**  
**Meeting at town hall and**  
**via Zoom platform**

**Members present:**

Jessica Van Oort, Chairperson

John Sabotka, Vice Chairperson

Rik Sassa, Clerk/Secretary

Gary Baierlein

Mark Frost

Harley Cudney

Wayne Clark (alternate member)

Jonas Rosenthal, Pawlet Zoning Administrator

Ed Bove, Rutland Regional Commission

**Members absent:**

Frank Nelson

**Item 1. Call to Order:**

Jessica Van Oort called the meeting to order at 7:30

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

No changes to agenda

**Item 3. Approval of minutes of previous meeting:**

John Sabotka noted that the date of the previous minutes was incorrect. Rik Sassa said it will be adjusted. John moved to approve the minutes, Mark Frost seconded. All approved.

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

Jonas handed out a sheet of recent permits and spoke about connecting with members of Castleton town over a project involving the town files and scanning them so they can all be digitized. He had some information on short term vacation rentals. Jonas has been treating them as owner occupied and handing out a sheet of criteria to those that inquire. The criteria involve getting an identification number from the state for room and meals taxes and having a fire inspector review.

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

John spoke about the meeting he went to. Regional committee: looked at plans for a tower in IRA, the regional committee will not be supporting this particular project. Looked at new solar fields in Brandon and Pittsford, no action was taken.

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

Jessica said that the CUD is continuing to work on steps for bringing broad band to our area. The idea was to contract with local companies that work in our area. In order to do that we would use the money given to the CUD by the state to then give to these companies to build out the system to the out-lying areas. Go net speed and Consolidated are the two companies that are being talked to. Hopefully next year will be the year to start building the internet out. Jonas asked how much this would cost. Ed Bove said the projected cost is 70 million. Wayne asked if the town would be responsible for any of the money. Jessica said no, the town will pay nothing, it will be grant money, state money and then separate grant money to the contractors once they connect with the CUD (required to satisfy the grant).

**Item 7. Public Comments:**

No public comments from the Zoom members present.

**Item 8. On-going Business:**

Ed Bove reviewed the dimensional requirements discussed last meeting. Harley Cudney had a question about lot size coverage for the sewer district; there was an error that was corrected. Jonas said that the 5 foot set-back seemed too small when work was being done. Harley asked about the set back from the right of way. Jonas asked about sight lines when building are set back to different points. Ed said in discussing the Village district, most buildings are right next to each other anyway.

Ed spoke about: off street parking requirements. He specified that we are talking about parking minimums, more parking could always be added. Residential uses: 4 spaces for every three units are currently what is written. He thought a 1 to 1 ratio would be better. The commissioners liked the idea of 1 parking space for each unit as a minimum. Another possible change to the by-laws was to raise the parking space allowance when applied to sq footage (not seats, or units); raise the 200 sqft to 350 sqft that is closer to the standard. Restaurants: Ed thought it should be 1 space per 4 seats. No additional employee parking minimum. The DRB can always stipulate that if parking becomes a problem the business would have to come back

and satisfy concerns. Gary wanted to know in which district parking is permitted. He was concerned that the board might make up rules that the existing buildings wouldn't be able to satisfy. The consensus was to leave all restaurants in conditional use so that parking could be dealt with in front of the DRB. Also to, raise the sq footage requirement for office space from 250 sqft to 500 sqft.

The commission looked at some of the other districts for dimensional requirements. Ed said the heart of the grant was to clean up the Village district. The other districts could now be brought into line with the changes made to the Village district.

Since Ed will not be available for the next meeting to talk further about the by-laws, the next meeting will focus on the energy plan.

Ed asked the commissioners to look at the remaining districts to see if there are conflicts or changes needed regarding dimensional requirements.

Wayne Clarke spoke about an unrelated topic regarding people passing on highway double line in various places in town. Jessica said that she would bring up to the Selectboard about a speed study that the RRPC would be willing to conduct.

#### **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:**

**Gary motioned to adjourn, Harley seconded all agreed. Meeting adjourned at 8:57pm**

**Respectfully submitted by Rik Sassa, Secretary/Clerk**