

Town of Pawlet
Planning Commission Meeting
Monday, October 24, 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
Frank Nelson
Gary Baierlein
Harley Cudney
Mark Frost

Members absent:

Wayne Clark (alternate member)

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:

Usual agenda with discussion about Jonas Rosenthal, Pawlet Zoning Administrator's death.

Item 3. Approval of minutes of previous meeting:

John Sabotka moved to approve the minutes, Mark Frost seconded, all approved.

Item 4. Zoning Administrator's Report:

No current report as Jonas suddenly passed away. He was the interim administrator for Pawlet as well as a few other local towns. Jessica discussed the desire to find a full time zoning administrator. Harley Cudney had been approached as a potential zoning administrator but felt that he had not been in town long enough to make zoning decisions. Jessica suggested that a part time administrator would likely be from out of town as well. Frank Nelson noted that there is a clause on the zoning permits that if a timely response is not given then the permit is

automatically approved. Jessica said that she could not do it since there is a conflict of interest with her position on the select board. John thought that Middletown Springs or Tinmouth might be towns to talk to regarding a possible interim administrator. Frank thought that the controversy over Slate Ridge was a disincentive to some people that might be interested in doing the job. Harley had offered to work in collaboration with another as the zoning administrator (he would do the filing and clerical leg work). Jessica thought that asking Rutland Regional Planning commission might produce some candidate suggestions. Frank suggested that Karen Folger, who is already familiar with the town properties and works part time as an assistant tax accessor, might be a possible option.

Item 5. Rutland Regional Commission Report- John Sabotka:

John said that the regional board meeting was cancelled due to Steve Shield's death. The regional committee meeting discussed a solar field in Pittsfield and the ongoing Killington/Pico situation.

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

Jessica said the CUD met and are in the process of negotiating with partners to do the broad band build out. Due to a non-disclosure agreement there are things that she cannot talk about. Some of the issue is if a provider sets out lines then they would typically own the line which would mean the town could not negotiate any changes to other providers without having to lay new line. Jessica said they are hoping to start building by next year.

Frank and Jessica were at a Municipal Planning Grant meeting in which a survey was sent out of which a third of the surveys were returned. One thing discussed was the monument in the center of West Pawlet. Frank explained that Keith Mason's suggestion of turning that intersection into a T and shifting monument over a bit into parking area edge. Waste water issue came up but is more of a state and town requirement issue which won't have much community input. The topic of a community store was also raised. Micheal Allen will take all the survey input along with other information and apply it to the municipal grant.

Item 7. Public Comments:

No public was present.

Item 8. On-going Business:

Enhanced Energy Plan: Jessica recapped where the commission was to date on the topic. May of 2021 was the last documented input and the map of the town regarding language of exclusion for areas in town that would not be appropriate for solar, wind, etc. She thought what was needed to be done at this point was to go through the last few edits. Frank had some comments to the edits that Jessica reminded the committee of. Frank thought that there should be building advisory rules to design projects on town buildings. He felt that not only energy efficiency should be the focus but protecting the insulation material itself from rodents,

ants, etc that would reduce the effectiveness of the insulation. John said that the problem is that there is no state or town oversight on building projects, code or otherwise.

Frank wondered whether the industrial zone would be a good location for large scale wind generation which would go against the current wording, that Pawlet is not a good location for large scale wind generation. Jessica thought that limiting language could be added that would make it possible to have wind power generation in the town's Industrial zone.

The commissioners discussed possible wording for the Enhanced Energy Plan.

Jessica said that she would add the changes the commissioners agreed on, run them by Barbara and pull it together to have a future vote on.

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 Baierlein moved to adjourn, Mark Frost seconded the motion, all approved. The meeting adjourned at 8:54pm

Respectfully submitted by Rik Sassa, Secretary/Clerk