

Town of Pawlet

Planning Commission Meeting

Monday, November 28, 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 (RRPC) via Zoom

Harry Van Meter (Public)

Nancy Morlino, Pawlet Zoning Administrator

Item 1. Call to Order:

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

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

Frank Nelson wanted to add some new business items to the agenda.

Item 3. Approval of minutes of previous meeting:

Harley Cudney moved to approve both the minutes from the special meeting and the previous PPC meeting. Rik Sassa seconded and all agreed.

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

Nancy Morlino was welcomed as the new Zoning Administrator. Nancy handed out a letter received from Slate Ridge Farm (new designation as a non-profit farm). Jessica said that the state has already denied that the existing buildings be seen as agricultural buildings. Nancy ran through a few other current permits. She noted that the Mars Auction barn may be in noncompliance based upon a sign for storage facility that was placed out front. Jessica said the language that Jonas had suggested in which a similar use is being employed on the particular property may be involved here. However, Jessica said that the owners would have to apply for a change of use permit. There was a question about the house in Pawlet center across from Lake Lamp Shades. The house in question was sold last as a single family dwelling with a work studio but, now it is being used as a two family dwelling. This could be a state issue since it is a sewage compliance matter.

Nancy had some thoughts regarding the current zoning permit application form. She thought the application should have a E911 address on the application itself. Also there should be a procedure to insure that the permit has reached completion. Ed Bove said it came through the legislature that 2 years is the maximum time allowed for a permit to remain active. He said there is language in the Pawlet by-laws under Conditional uses that refers to this. Nancy would like to see it appear on the application itself. Harry Van Meter said that there may be a finished application form that the PPC had worked on and agreed upon covering many of these issues from a year or so ago. Jessica found the document that Harry was looking for and will send it to Nancy. Jessica said that the select board is willing to use some of the town's ARPA funds to scan the town's documents. Harry mentioned that one of the purposes of the new zoning form was to make it a fillable online form from the website (as well as a paper version). Frank Nelson made a motion to add the E911 field and 2 year expiration date to the zoning application. Ed said this would have to go to the select board for approval. Rik seconded Frank's motion, all the commissioners agreed.

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

John spoke about the meetings he went to, saying that a declaration of inclusion was approved. The transportation planning person on the committee went over some V-trans information. John felt that the information was really meant for a road foreman to hear. He suggested that the road foreman should attend these meetings. Harley said that there are grants that might be available to Pawlet regarding a town sand and salt shed. Jessica said that she would suggest to the select board that the future road foreman attend the Transportation Advisory Committee to become informed about some of these grants. Frank noted that at one point there was some talk about V-trans having a loading/storage site at Butternut bend gravel pit (which he thought the town still owned) so that the state trucks wouldn't have to go back to Castleton empty each time. Frank thought that the town could lease the site rather than sell it

there by having an on-going revenue source, as well as a centralized location for sand and salt for both sides of Pawlet.

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

Jessica said that the broad band build out was still on track for next summer. As for the Municipal Planning grant, Michael Allen is still scheduling more focus groups for the study.

Item 7. Public Comments:

There were no public comments.

Item 8. On-going Business:

Ed Bove asked about the Enhanced Energy plan. Jessica said that Barbara Noise Pulling is asking the state if we can grandfather in our Enhanced Energy Plan. Barbara said that the state is waiting on some data first. Ed summarized what the PPC has been working on. Ed wanted to share some documents with Jessica first, consolidate things before meeting with the rest of the PPC. Jessica thought this might work out since the next meeting would be scheduled right around X-mas and therefore might be cancelled.

Ed went through some dimensional issues to discuss:

Conditional uses: restaurants; 100 ft setbacks in front and rear. Too large he thought. Since everything in the Village Commercial district was changed to 5 ft, he thought that you could either use the same setback or pick something else. Jessica thought that a lot depended upon where the restaurant was (in town or out of town). Harley wondered how acceptable it would be to have the noise of restaurant fans right next to a residence. Ed said that the bylaw performance standards would address some of that (for major changes). He said it would go before the DRB no matter what. Ed asked the committee to consider this possible alteration and some others that he went on to explain.

Performance Standards #10: 100 ft front, side and rear for major development residential project (5 or more units). Ed thought leaving the DRB to decide that would be best and to lose the whole # 10.

General regulations, page 22 section 3: Development of small lots: 1/8 acre minimum of 40 feet (not required anymore). Section 4: Private road minimum of 50 ft frontage. Change 50 to 25 ft. He thought to do away with the 50 foot frontage. Perhaps it could read no property shall be permitted without an easement of 25ft. Section 6: front yard requirement: conflict with other things that have been said in other sections. Perhaps, front yard requirement could be measured from the center line of the roadway.

Accessory dwelling units: the size should be bumped up a bit.

Subdivision review standards: reducing the number of visits and actions of the DRB (currently it is 3 times which is onerous for an applicant)

Frank motioned to fold in Ed's suggestions to the changes underway and discuss at next meeting. Mark seconded and all agreed.

Frank added some new business:

He passed around some information on an infrared camera (used to observe presence of different amounts of heat) that could be checked out at the library so townspeople could do inspections of their own to determine whether they might need more insulation, pest extermination, etc.. based upon how much heat was being lost in certain areas of a structure.

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:

Jessica asked about how the board felt about a December meeting. Ed and Jessica decided to meet and the Board could meet in January. Gary moved to cancel December's meeting, John Sabotka seconded and all agreed. Harley moved to adjourn the meeting, Mark seconded, all agreed. Meeting adjourned at 9:01.

Respectfully submitted by Rik Sassa Secretary/Clerk