

**Town of Pawlet**  
**Planning Commission Meeting**  
**Monday, February 27, 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  
Mark Frost  
Harley Cudney  
Wayne Clark (alternate member)  
Ed Bove (RRPC)  
Nancy Morlino  
Harry Van Meter (on Zoom)

**Members absent:**

Gary Baierlein

**Item 1. Call to Order:**

Jessica Van Oort called the meeting to order at 7:31pm

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

Nancy Morlino had an addition to the agenda regarding the Pawlet zoning permit application.

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

Rik Sassa moved to approve last minutes, Harley Cudney seconded all approved.

**Item 4. Zoning Administrator's Report- Nancy Morlino:**

Nancy Morlino explained that files and documents have been scanned. She noted that the next form that may need some tweaking is the change to agricultural designation application. She had some questions about whether abutting landowners getting notified. Ed noted it is a matter of whether the town notifies the abutters or whether the applicant does it. Jessica commented that when there is a conditional use the DRB notifies abutting properties. Nancy had emailed a copy of the altered Pawlet zoning permit application for the commissioners to review. John Sabotka asked about a certificate of occupancy and Nancy informed him that there is none for town residential construction. Only for commercial construction do inspections take place. Jessica had a couple of edits for the application. Nancy clarified that the forms either have to be picked up from town or copied from computer since the software for live forms are not in place yet. Harley Cudney also added an edit to the application. John made a motion to approve the documents and Rik seconded the motion, all approved.

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

John gave a report on the meetings. A solar generation plant in Pittsford was discussed at the meeting he attended. At the Board of Commissioners meeting it was brought up that 94 million dollars of available funds were open to be applied for. Jessica noted that the town has applied for some grants regarding those moneys.

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

Jessica reported that Michael Allen has been holding a series of meetings for information from the towns people of West Pawlet and is moving ahead with his findings. Frank Nelson thought that including an energy piece might assist in getting grant money since the legislature has been focused on energy policy. Frank also had a question on ARPA funds for the Fire Department for emergency matters.

**Item 7. Pawlet Volunteer Fire Department Report:**

John Weiss, Pawlet Fire Chief, discussed the overlap of the Fire Department's goals with the Planning Commission's goals. He gave an overview of what the fire department has been engaged with. He noted that code enforcement is very low, there is no fire code for owner constructed homes. He spoke about the absence of fire hydrants and the reliance on pumper trucks. The method is not optimal. Larger scale developments would make this method unreliable. Some solutions that could be connected to zoning are the addition of fire ponds or sprinklers. Jon also noted that short term rentals operate in a gray area since there is no regulation on them since the state sees them as a single residence. Affordable housing is another area where there is overlap. The fire department relies on a model of having young volunteers which means if there is no housing for young people then the staffing numbers of the department are in peril. Wayne Clarke suggested the idea of water cisterns in the ground that won't freeze. John said the cistern systems do exist and there are funds available for these systems but the Fire Department is responsible for writing the grants, installing the system and maintaining the system. The challenge is around housing development that is remote from other buildings and requires its own water reserve system for fighting possible fires. The

Commission felt that there were several issues that could be discussed in detail with input from the Fire Department. Jon offered to return whenever it seemed appropriate to discuss things in greater detail.

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

Jessica spent the last few minutes of the meeting seeing if any of the commissioners had thoughts on any of the bylaw language that Ed Bove had altered. Rik Sassa noted a few edits and Ed Bove also noticed an additional edit. John Sabotka motioned to accept changes made, Harley Cudney seconded and all approved.

**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:**

**Mark Frost motioned for adjournment and John seconded, all approved. Meeting adjourned at 9:03pm.**

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