

Town of Pawlet

Pawlet Planning Commission

Meeting Minutes (draft)

Monday, April 24, 2023 at 7:30pm

Members present:

Jessica Van Oort, Chairperson

John Sabotka, Vice Chairperson

Gary Baierlein

Frank Nelson

Mark Frost

Harley Cudney

Wayne Clark (alternate member)

Members absent:

Rik Sassa, Clerk/Secretary

Others present:

Ed Bove (RRPC)

Nancy Morlino (Zoning Administrator)

Michael Allen (Municipal Planning Grant)

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:

No additions to the agenda. Motion to accept the Agenda: Gary moved, John 2nd, approved by all.

Item 3. Approval of minutes of previous meeting:

Motion to approve the minutes of March 27, 2023: Harley moved, Mark 2ND. Approved by all.

Item 4. Zoning Administrator's Report – Nancy Morlino:

A camping trailer being used beyond time permitted in bylaws—continues to be an ongoing issue. Health department is getting involved. Property is for sale, sale is pending resolution of this issue.

Five permits have been approved to date.

All paper records have been digitized starting from 1/1/2019 through to present time. Now working on 2018.

Issue with construction yard on Rt. 133 is resolved.

Shipping containers and "hoop" buildings. Do we want our bylaws to address these types of items? Should it be considered as a town ordinance? No resolution (*add to unfinished business – ed.*).

Fencing – learning experience. What are rules? Are there state rules? Our bylaws only address fences higher than 4.5 feet. Do we want our bylaws to address fencing definitively? No resolution (*add to unfinished business – ed.*).

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

There were no RRPC meetings in April. The last TAC meeting in March was attended by Dale Decker & John. The topic was erosion control, which highway foreman says has been addressed in Pawlet and no outstanding erosion control issues currently.

[Non-agenda discussion]: Frank's summary of open meeting law: If you advertise a meeting as hybrid meeting, and the technology fails, what are the provisions in the law? It is understood that in that case the meeting needs to be adjourned. (*This should be verified and clarified, if needed – ed.*)

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

No major new developments. The CUD is close to signing contract with partner. The CUD is applying for a construction grant. The most recent chairperson has departed, and the CUD will be selecting a new chairperson.

Item 7. Municipal Planning Grant Report -- Michael Allen

A draft of the document, *West Pawlet Village Master Plan* has been prepared. Web address for the full document is: www.regrowthplanning.com/Pawlet

Part 4 of the *West Pawlet Village Master Plan* is the recommendations, and copies of Part 4 were distributed to all members of the Planning Commission and all other meeting attendees.

Mr. Allen is still accepting comments—members of the public, residents of West Pawlet, and the Planning Commission members are encouraged to read the plan and make comments.

Next step: acceptance of the document by the Selectboard, and consider what portions of the report should be made part of the Town Plan.

Long discussion: the Vacant land/Future Housing (covered on Page 53 of the report).

There is current legislation being considered that changes the Act 250 requirements for Village Centers, that may allow support for higher density development in Village Centers.

Discussion on shortage of workforce housing due to economic pressures from, *e.g.*, short-term rentals.

Item 9. Public Comment:

Frank's "Act 250" topic: To what extent does Act 250 supersede our local zoning ordinance? Any property or project subject to Act 250, FIRST needs to satisfy local zoning rules, have all local permits in place, THEN go through the process required under Act 250.

Item 10. On-going Business: Bylaw updates continued, work with Ed Bove

Jessica reviewed changes resulting from the discussion that occurred during the March meeting. Building size limitations for retail businesses for permitted vs. conditional uses were discussed; no resolution on the size threshold (*e.g.*, 6000, 7500, 10,000). Similar discussion for restaurants.

Mark made a motion to accept the changes through page 13, Gary 2nd.

The board and Mr. Ed Bove discussed further changes in the current bylaws document. Jessica will make these changes and distribute the updated document to the committee and Mr. Ed Bove.

A discussion occurred regarding short term rentals. The town may want to consider a stand-alone ordinance. Up to the Selectboard. Pawlet Planning Commission should maintain awareness of the short-term rental discussions taking place in West Rutland. Point was made that short-term rentals should be subject to the same rules and regulations as the traditional hotels and motels.

Item 11. Set Agenda for next meeting:

Continue updating the bylaws.

Item 11. Adjournment:

Gary moved, Mark 2nd. Meeting adjourned at 9:01.

Respectfully submitted by Harley Cudney