

**Town of Pawlet**  
**Planning Commission Meeting**  
**Monday, November 27, 2023 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

Mark Frost

Wayne Clarke (Alternate member)

Harley Cudney

Nancy Morlino (Pawlet Zoning Administrator)

**Members absent:**

Gary Baierlein

**Item 1. Call to Order:**

Jessica called the meeting to order at 7:33pm

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

Agenda as is, focusing on wrapping up town plan. One additional comment from Frank at end.

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

Harley Cudney moved to approve last minutes, Mark Frost seconded, all approved.

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

Nancy Morlino's zoning report was 38 permits to date and she has drafted a STR (short term rentals) ordinance which she will present to the PPC so that some of the language in the

ordinance can be consistent with language in the town Bylaws. She commented on storage containers as a permit requiring shed so long as it is bigger than 100 square feet.

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

John's reported on the regional committee. A Wells resident wanted to put up a wedding venue and is currently going through act 250. The committee also reviewed a new hotel in Rutland and parking pit and an apartment complex. The board approved the concept of all those projects. The Front Porch Forum made a presentation to the Board of Commissioners. Some towns have joined and they can put their minutes on Front Porch Forum as well as other relevant towns' information.

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

Jessica spoke about a council that is being put together for the rail trail network. There is nothing official yet, but a mission statement is being put together and at some point if someone from the planning commission or Selectboard was willing to join that group it would be desirable. As for CUD update, buildout is still planned for next summer. One snag is in two of the build-out providers (Consolidated and Otelco) have been wheeling and dealing in the area north of Poultney as to who will be covering which areas (overlapping coverage areas).

**Item 7. Public comments:**

Frank went around the town hall with the building inspector for work on an energy assessment grant project. The concept of infrared cameras came up. There is a micro grant that Frank wants the town to apply for to get two infrared cameras. Jessica was saying that this concept has been bounced around for awhile (i.e. having an infrared camera at the library that townspeople could check out to do personal heat loss assessments on their own homes), but now connecting it with the energy assessment project makes it more interesting since a level two assessment for the building would typically involve tearing out sections of walls from the inside to see what insulation exists. The infrared camera could potentially side step that messy and costly procedure. Harley moved to recommend to the selectboard that a grant for the two infrared cameras be applied for. John seconded the motion, all agreed.

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

Jessica presented what the commission had agreed to so far regarding the updated town plan. The town plan was finished up and is ready for final drafting and then will be warned to the public.

**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 – Nancy Morlino 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:**

**John motioned for adjournment and Rik seconded all approved. Meeting adjourned at 9:07pm**

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