

**TOWN OF PAWLET, VERMONT**  
**DEVELOPMENT REVIEW BOARD**

July 17, 2024 Meeting Minutes DRAFT

**Members in Attendance:**

Jonathan Weiss, Chair  
Gary Baierlein, Vice Chair  
Sarah Ludlam  
John Sabotka, Alternate (seated)

**Others in Attendance:**

Nancy Morlino, Zoning Administrator  
Edward and Debbie Evans, Applicants  
Charles and Phyllis Mason

Mr. Weiss called this Hearing to order at 7:02 PM. Interested parties in attendance were Mr. and Mrs. Mason.

ZA Morlino summarized the matter before the Board. The applicants seeks to rebuild a demolished storage building on their property at 772 Kelly Hill Road. The demolished building did not meet the 65' required road setback by 15 feet. The applicants propose constructing a 36'x24' building on the site. This expands the footprint by 4 feet, away from the road. Ms. Morlino determined that a variance was needed to accommodate the setback requirements.

Discussion ensued as to whether the proposed development would best be considered as a variance, or an extension of a non-conforming use as defined in Article V Section 2 Part 4 of the Town of Pawlet Unified Bylaws. Ms. Morlino noted that the development was occurring within the time window defined by the Bylaws for the reconstruction of a pre-existing non-conformity. Mr. Weiss and Ms. Morlino determined that reviewing the proposed development under Article V Sect. 2 Part 4 was most appropriate, with all Board member in concurrence.

Mr. Weiss invited the interested parties to ask questions or provide testimony. Mr. Mason expressed support for the proposed development. Ms. Morlino confirmed all abutters had been duly warned, and noted she had heard no other opinions on the matter.

Mr. Baierlein moved to enter a deliberative session in public view at 7:12 PM, seconded by Ms. Ludlam. All voting in favor, the motion carried.

The Board reviewed the standards set forth in the Bylaws. Ms. Ludlam moved to grant the extension request, seconded by Mr. Baierlein. All voting in favor, and the motion carried.

Mr. Baierlein moved to adjourn the hearing at 7:19, seconded by Ms. Ludlam and all voting in favor, the motion carried.

Respectfully submitted,  
Sarah Ludlam