

## Town of Dorset Planning Commission January 16, 2014 Minutes

Members Present: B. Breed (Chairman), B. Herrmann, D. Pinsonault, B. Beavin, D. Lawrence, Kay Manly, Brooks Addington, G. Squire

Members Absent: H. Coolidge

Also Present: Tyler Yandow (Zoning Administrator), Derry Dickinson, Nancy Faesy, Ramsay Gourd (Barrows House), Steven Bryant (Barrows House), Ruth Tanenhaus, Ed Tanenhaus, Joan Hazelton, Steve Jones, Lee Jones, Jack Gilbert, Robin Chandler, Henry Chandler, Jim O'Neil, Lee Romano, Peter Palmer (DRB), Susan Romano, Bob Menson, Joan Menson, Alan Calfee, Roger Squire, Judy Barrows (this is not a complete list of attendees)

B. Breed, Chairman, opened the site visit meeting at 8:00 a.m. for the continuance of the Site Development Plan review per Bylaw §3.8.3 ~ Barrows House, 3156 Vermont Route 30 ~ New Events Barn.

It was announced by B. Breed that the PC was conducting a site visit to determine the size, mass and location of the event barn for the Barrows House applicant. He asked that the attendees limit their questions as the Board will be walking the site to familiarize themselves with the location as delineated by the applicant.

R. Gourd explained the layout and height of the event barn which was shown by wooden structures on the lawn. Items mentioned: inoperable doors on end of building facing Route 30, usable side entrance, elevation of barn (29 ½ feet), gravel path to entry, and vendor deliveries to the kitchen with use of golf carts to transport items to the barn. B. Breed again asked that the attendees limit their questions and discussion until the next PC meeting because the Board was present to determine if the size, mass and location were appropriate for the zoning. In the Historic District, emphasis was placed on the visual from the road and he pointed out that everyone should look at the visual from the road as this will help to determine if it is appropriate or not. One of the problems the DRB identified as a potential issue was the street view of the barn size in comparison to the size of the other buildings. Questions were being asked about traffic, number of employees, patios, fire lanes, noise, etc. and B. Breed stated that all of these issues will be considered at the next PC meeting during the site development plan review continuance. The focus for today's site visit is to help the PC Board members understand the DRB's assessment that they believe the proposal is too large and inappropriate for the zone. It was noted that the zone was Village Commercial with a Design Review overlay (Historic District) and criteria from both zoning perspectives need to be reviewed. The Zoning Bylaws can be read on the Town of Dorset web site ~ [www.dorsetvt.org](http://www.dorsetvt.org) .

An alternate option for location was proposed with S. Bryant explaining that it would be essentially the same building, but pivoting it making it 225 feet from the Route 30 and the building is 92 feet long by 55 feet wide. B. Breed stated that with the current proposal you would see 55 feet of the building from the road and, if the building was pivoted, you would then see 92 feet of the building from the road. S. Bryant said yes, but it would be tucked in a bit. There would be additional removal of trees, but the barn would be located further back from the road.

The PC Board completed the site visit walking the property from the front lawn area along Route 30, back to the tennis courts and parking lots, and Barrows Heights along to Dorset Hollow Road.

B. Addington moved and K. Manly seconded moved to continue the site visit meeting to the next PC meeting on February 4, 2014. Motion carried 8-0.

Respectfully submitted,

Nancy Aversano