

Town of Dorset Planning Commission January 3, 2012 Minutes

Members Present: B. Breed (Chairman), D. Pinsonault, G. Squire, T. Dee, C. Ferguson, B. Beavin, D. Lawrence, H. Coolidge
 Members Absent: B. Herrmann
 Also Present: Tyler Yandow (Zoning Administrator), Jim Salsgiver (Dorset Energy Commission), Bob Escher (DRB), Jim Hand (Dorset Energy Commission)

B. Breed, Chairman, opened the meeting at 7:00 p.m.

Approve Minutes of December 6, 2011

C. Ferguson moved and D. Lawrence seconded to approve the December 6, 2011 as presented. Motion carried 7-0 (T. Dee abstained).

Report from the Zoning Administrator

T. Yandow reported as follows:

Select Board: Received minutes of December 13, 2011.

Planning Commission: Received meeting minutes of December 6, 2011.

US Forest Service: Received letter regarding Deerfield Wind Project.

Town of Manchester: Received letter regarding public hearing on proposed revised Town Plan.

Zoning Permits: Permits were issued to the following parties: James Lane, new generator, slab, and fence; William Jess Lynn, convert part of garage to recreation room; High-Tech Plumbing and Heating, sign permit; James Deyo, new SFH.

Build Out Study Grant: Town did not receive grant for this project. Rob will try to get funding through another avenue.

P.A.C.E. – Informational meeting to be held at Dorset School, January 11, 2012, 6pm. Peter Adamczyk, Vermont Energy Investment Corp., to be main presenter.

E911 Annual Review: ZA continues work verifying all E911 information for Town.

ZBA: No minutes received.

BCRC: No report received at time of printing.

AT&T Cell Tower: Service now available.

Zoning Permits Issued during the period of 11/30 through 12/27: 2011 - 3; 2010 - 4; 2009 -2.

T. Yandow noted that the build out study grant was not approved. A simple GIS map was emailed to the members displaying permit locations ~ T. Yandow commented that this may be a helpful planning tool and can be developed further.

J. Salsgiver stated that the Dorset Energy Commission was holding a PACE informational meeting on January 11, 2012 at the Dorset School starting at 6:00 p.m. The speaker will be Peter Adamczyk, the Energy Finance and Development Manager for Vermont Energy Investment

Corporation which runs Efficiency Vermont. J. Salsgiver encourages all members of the PC Board to attend this meeting so that any questions about the program can be answered. GNAT – TV will televise the meeting and more informational sessions will be scheduled. Newspaper articles and flyers have been published and circulated.

Report from the Bennington County Regional Commission

No report submitted.

Report from the Design Review Board

B. Escher reviewed the DRB minutes as follows:

Dorset Inn

- In April, a plan for installation of a dumpster in the north parking lot was approved. In September, a generator was installed in the north parking lot and the dumpsters were moved. Neighbors complained and it was determined that a variance for the generator was needed as setback requirements were violated. The owners will be re-locating the generator closer to the inn.
- Four old windows were replaced with smaller windows with mutton bars which changed the material and size of the windows. This requires DRB approval for criteria 4.1.1. The Board agreed that the new windows were an improvement which matched the older original windows and gave approval to the change. D. Pinsonault asked if there was a DRB penalty for not getting a permit before completing the work and B. Escher responded that they do not have a penalty.
- A standard street light has been installed on an existing telephone pole in the north parking lot for security purposes. This falls under Criteria 3.0 (landscaping & lighting should be appropriate for the Historic District...). This item was tabled until the owners talk to the neighbors to see if the light impacts any of them.

Dorset Union Store

- Six windows with clip-in grills were replaced in the second floor apartment (3 front and 3 side windows). Criteria 4.1.1 requires repairs to match the original design, size, shape, material, dimension, pattern, texture color and detail. G. Schmidt was asked to verify with her carpenter if the original windows were true divided light windows or clip-in grills. Discussion was tabled until the next meeting. D. Pinsonault commented that it would be expensive to change the windows for something that might not be noticed when driving by. B. Escher replied that the criteria has to be followed in the Historic District. D. Lawrence asked why this was not addressed earlier before the repairs were finished and B. Escher said that it was addressed before, but repairs continued. B. Beavin felt that some material differences can be ambiguous and re-doing the repair would significantly increase the cost of the repairs. The DRB have had discussions and want to refine definitions to deal with new acceptable replacement materials being made to handle historic repairs.

Michl's Roof Replacement

- General roof repair will be done instead of the replacement of the slate roof on the east side of the house.

Banners & Sandwich Boards

- Discussions to continue regarding banners and sandwich boards draft bylaw.

B. Escher stated that two new members are needed for the DRB.

G. Squire moved and D. Lawrence seconded to approve the DRB minutes of December 26, 2011 as presented. Motion carried 8-0.

Information Meeting with Energy Committee Regarding Establishment of PACE (Property Assessed Clean Energy) District

J. Salsgiver reiterated the information about the January 11, 2012 PACE meeting given above and asked the PC and SB to support placing an article on the ballot. Sample language for the ballot has been given to the SB and the program cannot be started without creating a district. J. Salsgiver noted that there was no cost or risk involved for the Town and thirteen other Towns have already setup PACE districts. T. Yandow expressed that the program will add value to the existing properties in Town. B. Breed asked if they had any reservations about the program and J. Salsgiver responded no; this is a smart investment for people to make. Efficiency Vermont has put together paperwork for people to fill out which will help determine if they qualify ~ this sheet is available on the Efficiency Vermont web site. Discussion ensued regarding worksheet calculations, home audits and incentive money. J. Salsgiver noted that if the PACE district is approved by the voters, it would then go to the SB who could implement (or not) stronger criteria for the program. B. Breed encouraged all members to attend the meeting and give their opinion of the program after receiving more information.

Public Comments Taken

None

Other Business

C. Ferguson noted a correction to H. Coolidge's name in the ZA/PC Town Report.

G. Squire moved and T. Dee seconded to adjourn the meeting at 8:05 p.m.

Respectfully submitted,

Nancy Aversano

Town of Dorset ~ Planning Commission

Date ___/___/___
 Regular Meeting ___
 Special Meeting ___

(Please Print)

Name	Address	Representing	Testifying (Yes or No)
JIM SALSAVER	243 N. CIRCLE HILL RD DORSET	DORSET ENERGY COMM	Y
Bob Escher	Dorset	DRB	Yes
Jim Hand	1705 Monticello Rd Dorset, VT	Dorset Energy Comm.	?