

Town of Dorset Planning Commission October 4, 2011 Minutes

Members Present: B. Breed (Chairman), B. Herrmann, D. Pinsonault, G. Squire, T. Dee, C. Ferguson, B. Beavin, D. Lawrence, H. Coolidge

Members Absent:

Also Present: Tyler Yandow (Zoning Administrator), Bob Escher (DRB), Jim Salsgiver (Dorset Energy Commission), Jim Hand (Dorset Energy Commission)

B. Breed, Chairman, opened the meeting at 7:01 p.m.

Approve Minutes of September 6, 2011

G. Squire moved and T. Dee seconded to approve the September 6, 2011 as presented. Motion carried 9-0.

Report from the Zoning Administrator

T. Yandow reported the following:

- SB & PC minutes received
- Dorset Energy Plan and memo to be discussed.
- AT & T Cell Tower ~ Application for Waiver of Advanced Notice to change the road approval or denial not received
- FEMA, DFIRM and FIS ~ Special Flood Hazard area on the West Branch of the Battenkill River modification amendment received (very small area was added at the south end of the map).
- Permits were issued to: R. Wilkins (for Charles MacIntosh), W. Wright and Southshore Gunite Pools (for Jim Matthews).
- Permits issued during the period of 8/31 through 9/27: 2011 – 3, 2010 – 0, and 2009 – 8

Report from the Bennington County Regional Commission

No report submitted.

Report from the Design Review Board

B. Escher presented the DRB minutes of September 29, 2011 which covered the following two items:

- Colony House – the building has been sold to H. Raspe who will be making extensive repairs/renovations. The DRB Board considers the outlined work to meet criteria 4.1 for repairs and does not need DRB approval. Any exterior changes will require permits/approval.
- Dorset Inn ~ a letter from P. Passaro was received requesting that he be involved if the Dorset Inn paves their north parking lot. DRB approval will be required if this is done. B. Escher noticed after a site visit with P. Passaro that the dumpster location and fencing

were different than what was approved by the DRB in April 2011. A generator was also added to the north parking lot (where the dumpster was supposed to be located). After consultation with T. Yandow, it was recommended that the Dorset Inn, when applying for a paving permit, should include a new parking lot layout. Discussion ensued regarding the proper procedure of contacting T. Yandow first and then being referred to the DRB. C. Ferguson moved and D. Lawrence seconded to approve the DRB minutes of September 29, 2011 as presented. Motion carried 9-0.

Build Out Study – Discussion Of Sequence Of Tasks

T. Yandow reviewed Attachment A – Scope of Work to be Performed for the build-out study. The deadline for the grant application was extended due to the storm and ensuing damages. The documents and data will be done by the BCRC and the financial costs for each task are listed on the outline. The grant money should cover the costs listed. T. Yandow asked if the PC Board wanted to add anything else to the list. No suggestions were made.

Review/Discussion Of Improved Zoning Permit Application

T. Yandow made the following changes to the Zoning Permit Application Form:

- On the first page under Name of Landowner, the word “parcel” has been changed to “Physical.”
- On the second page, an application fee line has been added.
- On the second page, the paragraph concerning wastewater has been amended.
- A completed sample of the application is available to hand out to applicants. T. Yandow will talk to R. Gaiotti about posting the application and sample on the Town web site.

Discuss Memo To Pc From ZA Regarding Town Energy Plan

J. Salsgiver and J. Hand were present to discuss the Town Energy Plan. J. Salsgiver explained that the State Legislature has created an opportunity for Towns to create districts so that residents can arrange financing with Towns instead of banking institutes for weatherization and other energy efficient practices (Property Assessed Clean Energy - PACE). Funds provided by the Town would be paid back through an assessment added to the property tax bill which would carry forward to any new owners. The Dorset Energy Committee felt that this type of program would be beneficial to Dorset residents as there are many old buildings in Town which need updating. The creation of a PACE district would have to be approved by the voters of Dorset before participating in the program. The Committee feels it is important to educate people about the program before putting the creation of a district to a vote. B. Beavin expressed doubts about repayment of the funds and leaving the Town vulnerable. J. Salsgiver noted that a loan loss reserve fund would be created to cover delinquencies and that the funds are paid back through an additional assessment on a homeowner’s property tax bill. B. Beavin felt if the process is not low risk for the Town, then it should not be done. D. Pinsonault questioned if people would have to qualify for these funds and J. Salsgiver responded that there would be criteria to meet before money was distributed. B. Herrmann asked about the paperwork involved and who would check to see if the money was spent on energy efficiency. J. Salsgiver answered that the paperwork would be centralized. J. Hand noted that the Town Plan requires actions to create a sustainable energy future for the Town. There are other groups helping people to conserve energy, but this program would allow for longer payback times, an important practical consideration. Discussion ensued regarding the payback time (savings) people would obtain through the use of this program; the risks for the Town providing money and having the district in place even if it is not used. J. Salsgiver emphasized that there was no obligation to participate in the program even if the creation of a PACE district was approved by the voters. Details of the administration of the program are still being worked out. It should be noted that while attending a seminar at VLCT Town Fair October 6, 2011 (after this meeting), T. Yandow was informed that Efficiency Vermont has agreed to

administer the PACE program. T. Yandow feels the program is important to Dorset because the Town is composed of primarily older residential buildings. He feels it can help preserve the Town fabric by addressing increasing energy costs. If older structures are made more energy efficient, it is more likely they will survive for many years to come. The Energy Committee wants to be proactive and will be attending future PC meetings when this topic is discussed.

Public Comments Taken

None

Other Business

- L. Chila had requested time tonight to present a sketch plan for PC review regarding his business (Big Branch Landscaping) sharing a site owned by B. Drunic to store equipment, environmental products and provide service. L. Chila was not present.

G. Squire moved and C. Ferguson seconded to adjourn the meeting at 8:25 p.m.

Respectfully submitted,

Nancy Aversano

Town of Dorset ~ Planning Commission
 Date 10/4/11
 Regular Meeting X
 Special Meeting

(Please Print)			
Name	Address	Representing	Testifying (Yes or No)
Edo Escher	Dorset VT	DRB	Yes
JIM SAUSGIER	DORSET VT	SELF	NO
Jim Hand	E. Dorset, VT	SELF/DEC.	?