

Town of Dorset Planning Commission November 5, 2013 Minutes

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

Members Absent: K. Manly, H. Coolidge,

Also Present: Tyler Yandow (Zoning Administrator), Jim Henderson (BCRC), Nancy Faesy, Joan Menson, Robert Menson, D. Green, Marybeth Heartfield, Bob Escher (DRB), Clark Hutchinson, Cal Rosenwald, Noel Dydo, Kirk Beckwith, Mike & Heidi Lynn, Gary Rapanotti, Gary Ameden, Brenna Houlihan, Kevin O'Toole, Danielle Epstein, Mindy & Alan Bloom, Jill & Dave Sands, Coleen Parente

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

Approve Minutes of October 1, 2013

D. Lawrence moved and B. Beavin seconded to approve the October 1, 2013 minutes as presented. Motion carried 7-0

Report from the Zoning Administrator

T. Yandow reported:

BCRC: John LaVecchia and Nancy Faesy have been appointed by the Selectboard as Commissioners from Dorset.

Zoning Board of Adjustment: Hearing #13-02, rear yard setback variance request from Richard Orr was approved on October 7, 2013.

Schu property: Notice of Violation has been forwarded to Town attorney for legal action. Since this time, Nick Schu met with the ZA to express his desire to cooperate and provide information needed to complete the application.

E911: Annual E911 review in progress and almost finished.

Permits: 1 zoning permit was issued from September 25, 2013 to October 30, 2013: building permit. See attached Zoning Permit Summary of 10/30/2013. Total permits same period: 2012 - 3; 2011 - 9.

Report from the Design Review Board

Cornucopia B & B, Barrows House

B. Escher reported that the DRB met with Marybeth Heartfield to continue the discussion of the change she made to the south side third floor bathroom window and that the DRB reviewed and

approved with conditions at the previous meeting on September 18, 2013. After much discussion, the board decided to table the issue to review the criteria and the options available.

Barrows House

Steve Bryant of the Barrows House/Dorset Inn called and said he would like to meet informally with the DRB to discuss a new barn to be built in the meadow south of the Barrows House. The barn will be used for parties, weddings, etc. B. Escher said he would contact T. Yandow to see what the procedure would be for setting up an informal meeting. After speaking with T. Yandow, it was decided the procedure would be discussed at the next Planning Commission meeting. Discussion ensued regarding whether informal review should be at the DRB or PC and what issues S. Bryant hoped to resolve at such a meeting. It was the consensus of the Planning Commission that an informal discussion could be had with either the DRB or PC (prior to a Public Hearing being warned) but it would be helpful to know what issues S. Bryant wished to address.

B. Beavin moved and G. Squire seconded a motion to approve the DRB minutes as submitted. Approved 7 – 0.

PRELIMINARY AND FINAL PLAT REVIEW FOR 2 LOT SUBDIVISION LOCATED 450'+/- NORTHWEST OF 119 NIMS ROAD; TAX MAP # 22-20-006.31; APPLICANT AND OWNER, MICHAEL AND HEIDI LYNN.

Preliminary Plat Review – B. Breed reviewed the requirements for submission of the preliminary plat. With the following exceptions, all requirements were met. The water line from the Hutchinson spring on lot 1 to the Hutchinson residence needs to be shown. G. Rapanotti and M. Lynn stated this line is extremely old and there are no records of its location. B. Herrmann stated there are ways to determine the location of such an underground water line. C. Hutchinson expressed concern that future construction on lot 3 could interrupt water service to his residence. D. Lawrence suggested abandoning the existing line and installing a new one. It was the consensus of the Planning Commission to make approval of the preliminary plat contingent upon determining the location of this water line should any development take place on lot 3. 20% slopes have not been shown on lot 1. H. Lynn stated this lot was created by a previous subdivision and the approved plat shows slopes of 20% or greater. A copy of this plat was shown to the PC. It was agreed to attach a copy of this plat to the application for the purpose of illustrating the location of these slopes.

G. Rapanotti stated no development on lot 3 is planned as part of the current subdivision application but that he intended to submit a Waste Water and Potable Water Supply application to the State in the near future. B. Breed stated any future development on lot 3 would require a WW permit be submitted to the Planning Commission. T. Yandow stated no development is part of the current application and the Town no longer has jurisdiction over waste water and potable water supply permits as this is done at the State level. He felt, therefore, any condition to require a copy of the permit be provided to the PC was inappropriate. The Planning Commission did not agree.

B. Beavin moved and G. Squire seconded a motion to approve the preliminary plat with the

following conditions: 1) A note be added to the plat stating water service to the Hutchinson residence will not be interrupted at any time, and should development be proposed, the location of the water line from the Hutchinson spring on lot 1 to the Hutchinson residence be determined and drawn on the plat, and 2) that should development be proposed for lot 3, the applicant will provide a copy of the WW permit to the PC. Motion approved 7 – 0.

Final Plat Review – B. Breed reviewed the requirements for the final plat submission. All requirements were found to be provided. B. Beavin moved and D. Lawrence seconded a motion to approve the final plat with the same conditions as the preliminary plat, noted above. Approved 7 – 0.

SITE PLAN REVIEW FOR PROPOSED CREATIVE ARTS AND AGRICULTURAL PROGRAMS LOCATED AT 1161, 1284 & 1084 DORSET WEST ROAD. TAX MAP #'S 10-00-067.11, 10-00-67.12, 10-00-68.2, AND 10-00-66.21. APPLICANT: MARBLE HOUSE PROJECT, INC. OWNER: HDE PROPERTIES INC, AMSTERDAM DEVELOPMENT INC, AND DANIELLE EPSTEIN.

B. Breed asked what Bylaw section(s) the application was being reviewed under. T. Yandow stated it was an accessory use to a permitted use (single family dwelling) in the A&RR district. D. Epstein provided a description of the overall project. Discussion followed regarding whether any part of the project could be considered a rooming house or bed and breakfast. D. Epstein stated neither of these were part of the proposed project. Others questioned whether the scope of the project exceeded that which could be considered an accessory use. K. O’Toole suggested the project could be considered an organized camp for adults, a conditional use of §4.2.2, and if so, the ZBA would hold a public hearing on the application as well. It was the consensus of the Planning Commission that the project was an accessory use to a permitted use and under §4.2.3.1 did not require site plan review. The application was not voted on and the ZA was instructed to issue a zoning permit for this application.

PLANNING GRANT/BUILD OUT STUDY

J. Henderson presented two hypothetical build out maps, one for each of the village centers on either side of town. Each of these maps illustrated potential expansion of the Village Commercial and Village Residential districts based on the availability of town water. It was pointed out that the water systems which serve these areas are very old and in need of repairs and as such, do not have the capacity to serve more homes. Although in theory expanding these districts seemed like an idea worth considering, the ability of the water systems to serve more people precluded this. J. Henderson will provide a new map at the December PC meeting showing potential build out based on the current, updated parcel data and existing zoning.

B. Beavin motioned and G. Squire seconded to adjourn the meeting at approximately 10pm. Approved 7 – 0.

Respectfully submitted,

Tyler Yandow
Zoning Administrator

DORSET PLANNING COMMISSION MEETING
 NOV. 5, 2013

NAME	ADDRESS	TESTIFYING (Y/N)
TIM HENDERSON	BCRC	
Clark Hutchison	184 NIMS RD	Y
Carl ROSENWALD	3889 RT 30	N
Noel Dyer	44 RT. 30	N
Kirk Beckwith	1971 NIMS	N
Mike & Heidi Lynn	505 NIMS	Y N
GARY RAPANOITI	POB 828 SPREED 05156	Y
GARY Am Eden	PO BOX 500 05254	N
Brenna Holliman	P.O. Box 1133 Manchester 05365	N.
Kevin M OToole	PO Box 766 Dorset VT 05251	Maybe
DAWELLE CRISTEN	1164 Dorset West Rd Dorset VT	Y
MINDY & ALAN BLOOM	842 DORSET WEST RD, DORSET, VT.	N.
Jim & Dawn Sand	397 Fern Hill Dorset	N
Colleen Parent	994 Dorset W Rd	N