

Town of Dorset Planning Commission February 5, 2013 Minutes

Members Present: B. Breed (Chairman), D. Pinsonault, G. Squire, B. Beavin, D. Lawrence, H. Coolidge, Kay Manly

Members Absent: T. Dee, B. Herrmann

Also Present: Tyler Yandow (Zoning Administrator), Jim Henderson (BCRC), Jim Sullivan (BCRC), Bob Escher (DRB), Lindy Bowden, Robert Menson, Joan Menson, Diana Green, Luanne Hardy, Jim Salsgiver (DEC), Elen Maloney (DEC), Jim Hand (DEC)

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

Approve Minutes of January 3, 2013

G. Squire moved and H. Coolidge seconded to approve the January 3, 2013 minutes as presented. Motion carried 6-0 (K. Manley abstained)

Report from the Zoning Administrator

T. Yandow reported as follows:

- **Planning Commission:** Received meeting minutes of January 3, 2013
- **BCRC:** Received copy of Dorset Energy Report and Assessment, February 2013
- **Select Board:** Received minutes of December 18, 2012 and January 15, 2013
- **Design Review Board:** No meeting was held since the last PC meeting
- **Zoning Board of Adjustment:** No hearings held
- **Energy Committee:** Attended meeting of January 9, 2013. The committee presented the proposed zoning fee increase to cover the cost of inspections by the ZA for Residential Building Energy Standards compliance to the Selectboard on January 15, 2013. The Selectboard will hold a public hearing on this proposal in the near future. The committee recommends the PC consider the Energy Report and Assessment of February 2013 prepared by BCRC while working on the Build Out Study and, next year, the Town Plan. Also discussed was requiring VTRBES compliance before issuing a Certificate of Occupancy.

The Town's street lights have been converted to LED's, saving the Town approximately 30% in energy costs.

Ellen Maloney is working with the Town of Manchester and VTRANS to upgrade the existing park and ride located at the intersection of Route 11/30 and new Route 7.

- **Build Out Study:** To be discussed with BCRC at this meeting.

- **Permits:** 4 zoning permits were issued from December 21, 2012 to January 29, 2013. 2 building permits, 2 subdivision permits. See attached Zoning Permit Summary of 01/29/2013. Same period 2011: 3.

T. Yandow noted that the Agency of Natural Resources has taken action for the wetlands disturbance near Dorset West Road. The property owners have been cooperative and agreed to remediation. D. Pinsonault asked about the Schu property and T. Yandow responded that he is still working on this situation.

Report from the Design Review Board

B. Escher was present to introduce Lindy Bowden as a candidate for appointment to the Design Review Board. L. Bowden stated that she thought it would be interesting to be a DRB Board member. It was the consensus of the PC Board to recommend to the Select Board that Lindy Bowden be appointed to the Design Review Board.

Report from the Bennington County Regional Commission

J. Sullivan, Director of the BCRC, presented a BCRC Program Areas document and Mission Statement to the PC Board. The document included a brief synopsis of each of the following topics: Regional Planning, Comprehensive Municipal Planning, Transportation Planning, Environmental Planning, Community & Economic Development, Emergency Management Planning, Energy Planning and Solid Waste Planning.

J. Sullivan noted that the Dorset Town Plan was adopted in 2009 and the Board should start to talk about the necessary updates. He felt that the Town Plan was effective and with good language. He suggested that the Board include pedestrian and bike topics under the Transportation section. It was mentioned that Dorset has an active Energy Committee and that Dorset has a good emphasis on water resources. J. Sullivan informed the Board that there is a new effort to require a section on economic development in Town Plans. Dorset has one included, but it should be more robust. The BCRC is currently working with Bennington and Manchester to develop economic strategies to create a formal document which can open up grant opportunities. J. Sullivan thought that Dorset should think about its own strategies or possibly join with Manchester and Bennington.

In answer to J. Sullivan's question about what the BCRC can help the PC with, B. Breed asked about holding training sessions for administrative procedures. J. Sullivan noted that these sessions should be held on a regular basis as there are always new members and thought some type of webinars might be a good idea. B. Breed asked what the economic development strategies would mean to Dorset and hopes that the build out study would help to determine Dorset's growth. J. Sullivan responded that it needs to be determined how Dorset relates to other areas such as Manchester: provide housing, spin off businesses, work from home via broadband, and local resources (farmer's market, natural foods, forestry products).

J. Sullivan mentioned modifying the streetscape for bikes and pedestrians; capital budget, designation programs (village centers); historic districts which all open opportunities for tax credits and grant programs. The PC should let the BCRC know if they are interested in the village center designations. The bike trail from Bennington to Dorset was talked about with J.

Sullivan noting that this was never followed through due to lack of money and interest. T. Yandow brought up the subject of public transportation and suggested extending service to Dorset. J. Sullivan thought this was a good point and will follow up with Green Mountain Community Network.

The State has a new solid waste program with significant changes which includes no more organics into the waste stream. This will create a lot of issues to address such as composting facilities and including this issue as part of the solid waste plan. The law should be implemented by 2015 for restaurants/institutions and 2020 for individuals. J. Sullivan noted that the Town would have to have a solid waste plan implemented with this included. J. Henderson commented that a backyard composting workshop may be held in May. Discussion ensued regarding backyard composting, farming compost and compost facilities.

J. Henderson noted that a build out study was done 1-2 years ago, but with the grant received, the PC can start with a baseline study, brainstorm and place “what if’s” into the modeling for a realistic view/vision of where planning can go. T. Yandow noted that he has put together a survey to gather input from residents which might influence the build out scenarios. He encourages public participation to find out what residents want up front and suggested the PC comment on the survey so that a final product can be distributed around Town. T. Yandow also created a spreadsheet that he hoped would generate discussion at the PC level for different criteria for the build out study as a set of constraints for mapping will be needed. It was noted that on-site septic systems are an important issue to consider. J. Sullivan thought that using soil ratings might give a good visual when mapped. He noted that the maps can be “tweaked” according to the constraints used.

B. Breed asked if there is any previous data from other Towns for build-out studies which can be used as guidelines and J. Sullivan replied yes. J. Sullivan commented that the Board should consider the big picture, such as Manchester being the urban center and Dorset/East Dorset designated as village centers. J. Sullivan responded to B. Breed question about a regional plan by saying that a regional plan is built from what is acceptable to the towns which is then brought to the regional level for adaptation and then back to the towns for review. B. Breed thought it was a good idea if the Board could have a better sense of the regional overview when discussing the build out study.

D. Pinsonault asked how the Board would know if a respondent to the survey was a Dorset resident and J. Henderson said that only a direct mail survey would assure this. T. Yandow remarked that mailing the survey to all residents would be expensive. D. Pinsonault suggested adding a sentence saying to place additional comments on the back of the paper.

An Energy Report and Assessment dated February 2013 was presented to the Board and J. Sullivan summarized it saying that it includes a description of energy, an inventory section (how much energy used), energy strategies, what Dorset has already accomplished and additional ideas for the future. J. Salsgiver noted that this was an educational and useful document. J. Sullivan suggested using some of the ideas in the report for inclusion in the Town Plan.

J. Menson asked if it was possible to use acetate overlays for the build out study maps so that

they do not have to be re-printed all the time. J. Sullivan thought it might be a good idea to use a projector to show the maps.

Public Comments Taken

None

Other Business

None

H. Coolidge moved and B. Beavin seconded to adjourn the meeting at 8:25 p.m.

Respectfully submitted,

Nancy Aversano

Town of Dorset ~ Select Board

Date 2/5/13

Regular Meeting X

Special Meeting

(Please Print) Name	Address	Representing	Testifying (Yes or No)
JIM HENDERSON	111 South St. BURLINGTON VT 05401	BLRC	
JIM SULLIVAN	"	"	
Bob Escher	Dorset Vermont	DEC	Yes
Lindy Bowden	" "	"	"
ROBERT MENSON	1131 RT 30 DORSET	SELF	?
JOAN MENSON	"	"	?
DIANA GREEN	PO Box 881 DORSET	"	"
Luanne Hardy	27 Lane Rd Dorset	"	"
JIM SALSDNER	243 NICHOLS HILL DORSET	DEC	Yes
Ellen Mulaney	Mad Tom Rd E. Dorset	DEC	?
Jim Hand	More Hill Rd, " "	DEC	?