

## Town of Dorset Planning Commission March 5, 2013 Minutes

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

Members Absent: G. Squire, Kay Manly

Also Present: Tyler Yandow (Zoning Administrator), Jim Hederson (BCRC), Steven Bryant (Barrows House), Ray Smith (Barrows House), Mark Breen (Thompson), Jeff Barnes (Thompson), Robert Menson, Joan Menson, Luanne Hardy, Christian Heins (Frost, Inc.), Ramsay Gourd (Barrows House), D. Green, Bob Escher (DRB)

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

### Approve Minutes of February 5, 2013

D. Pinsonault moved and B. Beavin seconded to approve the February 5, 2013 minutes as presented. Motion carried 7-0.

### Report from the Zoning Administrator

T. Yandow reported as follows:

**Planning Commission:** Received meeting minutes of February 5, 2013

**BCRC:** Received copy of Dorset Energy Report and Assessment, February 2013. *Please contact T. Yandow if you would like a copy.*

**Select Board:** Received minutes of February 19, 2013. *The Select Board passed the revised fee schedule as per the recommendations of the PC.*

**Design Review Board:** Met with Steve Bryant regarding Barrows House, and Mark Breen regarding Thompson residence. No issues identified prior to DRB meeting.

**Zoning Board of Adjustment:** No hearings held

**Energy Committee/VTRBES:** The Select Board approved fee increases to cover ZA inspections for code compliance.

**Build-Out Study:** Received time line from Town Manager, enclosed.

**Schu property, Mad Tom Rd:** Met with Nick Schu and provided tax maps for him to create plot plan of parcel showing all structures. Nick will identify those for which a previous zoning administrator did not require a permit. He will obtain a permit for the remaining unpermitted structures. *D. Pinsonault asked if there was any record of previous permit exceptions for sheds and T. Yandow noted that there were no records. D. Pinsonault suggested contacting J. Bamford.*

**Permits:** 4 zoning permits were issued from January 30, 2013 to February 26, 2013. 1 demolition permit, 1 building permit, 1 customary home occupation permit, and 1 change of use permit. See attached Zoning Permit Summary of 02/26/2013. Total permits same period 2012 –

3; 2011 - 2.

**Report from the Design Review Board – Barrows House & Thompson Residence**

B. Escher reported that the DRB had two meetings – February 13<sup>th</sup> and 19<sup>th</sup> – for review of the Barrows House site plan and addition and for the Thompson residence.

Barrows House

Steve Bryant (Owner), Ray Smith (Landscape Architect) and Ramsay Gourd (Architect) were present to discuss the project. R. Smith explained the proposal to move the existing driveway to the west side of the inn providing an area off the front porch for guest check-in and continuing on the Dorset Hollow side to the back area parking lot which will be expanded. Some trees will need to be removed. Small additions to the building are propose along with enhancements to the dining area. Additional parking will be centrally located in the rear to enter the dining area. The area on the south side will be opened up for a dining terrace and for the ability to have tents for functions. The perennial gardens will be moved to the west. T. Dee asked about the trees to be removed and R. Smith replied that two maples on the Dorset Hollow side – one due to the driveway and one which is to be determined whether it is hazardous or not. Also, removal of some of the trees by Hemlock Cottage which are smothering the building and various trees/bushes which need pruning and care. D. Lawrence felt these would be good improvements to the property. D. Pinsonault cautioned about the Town water lines when excavating. B. Breed asked about parking spaces and R. Smith answered that he thought there were currently 28 spaces which they would expand to 35 through reorganization of the area. B. Breed noted that there is no expansion of use.

R. Gourd reviewed the building changes:

- New entrance on the south side between the two gables opening out onto the new patio
- Demolition of the existing greenhouse facing Dorset Hollow Road and rebuilding a traditional colonial style addition
- The service entrance will be enclosed so that you do not have to walk outside to the laundry area
- A new ramped handicapped accessible portico entrance to the restaurant/bar will be added
- The existing greenhouse on the east side will remain
- Facing the current garden location, a terrace is proposed
- Two gaslights and a recessed light in the portico ceiling are proposed
- White clapboard and trim
- Windows will be white clad with simulated divided lights
- New “Englert” painted steel standing seam roofs painted charcoal grey
- Existing slate roofs will always remain slate and existing asphalt roofs can be replaced with a new 30 year IKO slate asphalt shingle

R. Gourd noted that they were not trying to match what exists creating a false history, but to make a more cohesive property as per historical standards. B. Escher stated that the DRB has requested the applicants return before the Board for the surface of the driveway and patio.

Discussion ensued regarding the proposed new sign which is a two sided, painted sign of 22 ½

sq. ft. which is smaller than the existing sign. The DRB approved the sign, but the PC Board noted that any new sign has to conform to the criteria of 15 sq. ft. B. Breed noted that if they were to fix the current sign, then it would be allowed to stay and be in compliance. S. Bryant noted that they will retain the current sign and just fix it.

#### Thompson Residence (Whalen House)

Jeff Barnes and Mark Breen were present to represent Mr. Thompson. The project includes:

- A 6 ft. by 16 ft. bathroom addition on the west side of the house (within setbacks)
- Replacement or moving of 15 windows with windows to be white clad simulated divided lights; the replacement of a single window on the second floor to a double and a 3x3 double hung will be replaced with a casement. One elevation is solid clapboard.
- French door facing west
- Switching a French door to a window on the back of the house (south)
- Front door to be wood “farm” door with glass panels

B. Breed asked what the DRB thought about the simulated divided light windows and B. Escher responded that these were true simulated divided light windows, not clip-in bars. B. Escher noted that there were corrections on the kitchen windows, French door and front door. Updated drawings need to be submitted.

D. Lawrence moved and H. Coolidge seconded to approve the DRB minutes February 13 and February 19, 2013 as presented with the condition that approval of the Thompson application be contingent on receipt of revised elevations. Motion carried 7-0.

#### **Two Lot Subdivision, Preliminary Plat and Final Plat Review per Subdivision Development Regulations §7.00 and §8.00, Tax Map Parcel 11-00-10.1, Village Street North. Applicant: Frost, Inc.**

C. Heins was present to represent Frost, Inc. C. Heins described the project as a two lot subdivision at the end of Village Street North along the railroad tracks – Lot 1 of 31.7 acres and Lot 2 of 3.1 acres with a 20 foot right-of-way to access Lot 1 lands for agricultural purposes. T. Yandow asked the status of the easement and C. Heins responded that it is in progress and can be a condition of the permit. The WWW permits have been received for septic and wells.

Review of Subdivision Development Regulations, Section 7.02 ~ Contents of Preliminary Plat Submission ~ Numbers 1 through 33 and Section 7.04 ~ Number 1 (a-d). C. Heins commented on the following numbers:

##### Section 7.02

- #5. A written list was submitted and all were notified
- #7. Legal survey is included with final plat
- #11. Narrative has been submitted
- #16. One inch contours given
- #17. Drainage is overland flow
- #18. Less than one acre will be disturbed for development
- #23. Access easement is in the process of being recorded ~ add as a condition of approval

- #26. Wetlands are delineated with a 50 foot non-disturbance buffer. State approved.
- #29. Narrative supplied
- #30. Service letters were sent out; received response from Dorset School and East Dorset Fire Department. There are no access limitations which would not allow provision of services.

Section 7.04 ~ applicant is aware of re-subdivision criteria.

D. Lawrence moved and D. Pinsonault seconded to approve the preliminary plat plan dated January 29, 2013 as submitted with the condition that the access easement be filed with the Town Clerk when completed. Motion carried 7-0.

Section 8.01 ~ Application for Final Plat plan was reviewed. H. Coolidge moved and T. Dee seconded to approve the final plat plan dated February 5, 2013 as presented with the condition that the access easement be filed with the Town Clerk when completed. Motion carried 7-0.

### **Build-Out Study ~ Discussion of Goals, Public Survey and Related Topics**

T. Yandow informed the Board that the public survey document should be finalized tonight in order to coordinate with R. Gaiotti's timeline (February/March). J. Henderson suggested pushing the timeline back one month in order to do the survey properly. Discussion ensued regarding the procedure for getting the survey to the public; cost factors; and limiting survey replies to Dorset property owners. J. Henderson noted that in another town, two surveys were mailed to each person listed on the grand list (assumes two people per household) and that the postage costs might possibly be absorbed with grant funds. B. Breed suggested Survey Monkey on the internet and J. Henderson felt that this would not be a true representation for Dorset. J. Henderson noted that the survey should contain pertinent information for the build-out study such as capacity, density, setbacks – quantify the input. D. Pinsonault suggested keeping the language simple. J. Menson commented that a recent mail out to every homeowner cost \$1,100. T. Yandow is to discuss with R. Gaiotti the funding for a mail out to everyone on the grand list.

Suggested changes to the survey:

- Add density of development
- Mention of open spaces (bike paths), allocation of land for development
- Take out “Incentives should be created to encourage *desired* development as it is subjective
- Include more information for participation by the public such as dates of PC meetings and ask if they want to be contacted and a calendar of events
- Add a description of the grant and timeline
- Add a question about what (if any) services people would like to see in Dorset
- Clarification of existing jobs

B. Breed brought up the topic of the Regional Plan as there was discussion on duplication of services such as auto repair shops, grocery stores, retail stores, etc. which are all located in Manchester and whether they should be duplicated in Dorset. J. Henderson suggested a specific use question on the survey. D. Lawrence noted that there is only one gas station in Town which

can make it difficult especially if looking to fill a gas can for a mower. D. Greene commented that why should gas stations be duplicated along Route 30 and suggested people go to East Dorset for gas.

J. Menson stated that a group got together and thought it would be great to help the PC and the have public forums for the people of Dorset. They are sponsoring a meeting at the Dorset Church on March 23, 2013 from 10:00 a.m. to 11:30 a.m. ~ Kate McCarthy, a moderator from the Vermont Natural Resource Council, will be present to discuss smart growth in Vermont and advising Towns on Town Plans, climate, energy, water, agricultural, and forestry changes for a sustainable community. J. Menson explained that the future is changing with climate change and some people are saving on heating/utility costs with outside furnaces, solar panels, wind towers, etc. and since people are exposed to these, regulations may need to be discussed. Future seminars will be scheduled on forestry (Alan Calfee & Scott Proft) and water and energy.

Discussion returned to the survey with talk about existing jobs in Dorset with T. Yandow noting that most jobs are customary home occupations and D. Lawrence expressing that there should be more opportunities available. D. Pinsonault brought up the topic of affordable housing asking affordable to whom as the Culver Lane housing was \$800-\$900 for a one bedroom and not based on income. T. Yandow and J. Henderson are to draft a new survey to be emailed to the Board for review. The goal is to have the survey out in two weeks and hopefully have the responses back for the May meeting.

J. Henderson asked about the new FEMA flood hazard updates and T. Yandow responded that the Board had already done them, but has not received any notification back yet. J. Henderson noted that there is a grant every year (604B funds) which is water related – Clean Water Act and the BCRC had funds for fluvial erosion outreach for Towns.

**Public Comments Taken**

None

**Other Business**

None

T. Dee moved and D. Lawrence seconded to adjourn the meeting at 9:15 p.m.

Respectfully submitted,

Nancy Aversano

## Town of Dorset ~ Select Board

Date 3/5/13

Regular Meeting

Special Meeting

(Please Print)

Name	Address	Representing	Testifying (Yes or No)
JOAN HENDERSON	111 South St. Suite 203 Bennington VT 05201	BCRC	
STEVEN BRYANT	P.O. Box 740 Dorset, VT 05231	BARROWS HOUSE	
RAY SMITH	346 KENT HOLLOW RD WEST RUPERT, VT 05276	BARROWS HOUSE	
MARK BREEN	101 WINDYCK RD MANCHESTER CT. VT 05255	TULLYSEN	
JEFF DAINES	1016 WEST ROAD MANCHESTER, VT	"	
ROBERT MENSON	1131 RT 30 - DORSET	SELF	
JOAN MENSON	"	SELF	
Luanne Hardy	27 Lane Rd., Dorset	"	
CHRISTIAN HEINS	PO BOX 1323 MANCHESTER CT 05255	FROST INC.	YES
Ramsey Green	P.O. Box 300 - Manchester Ct	BARROWS HOUSE	
D. GREEN	POB 881 DORSET	-	-
Bob Escher		DRB	