

## Town of Dorset Planning Commission May 7, 2013 Minutes

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

Members Absent: B. Breed (Chairman), T. Dee, B. Beavin,

Also Present: Tyler Yandow (Zoning Administrator), Bob Escher (DRB), Bob McCafferty, Nancy Faesy, Diana Green, Robert Menson, Joan Menson, Angelo Arkway, Tom Ziegler, Jim Henderson (BCRC)

D. Pinsonault, Vice Chairman, opened the meeting at 7:00 p.m.

### Approve Minutes of April 2, 2013

T. Yandow noted that on page three, third paragraph the word “of” should be “and” to read as ...B. Escher’s approval and shutters for the J. Clubb site plan. D. Lawrence moved and K. Manly seconded to approve the minutes as amended. Motion carried 6-0

### Report from the Zoning Administrator

T. Yandow reported as follows:

**Planning Commission:** Received meeting minutes of April 2, 2013

**BCRC:** No report received.

**Select Board:** Received minutes of April 16, 2013.

**Design Review Board:** See minutes included in monthly packet.

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

**Build-Out Study:** Discussion to be continued at this meeting.

**Permits:** 5 zoning permits were issued from March 28, 2013 to April 30, 2013. 1 sign permit, 7 building permits, 1 subdivision permit. See attached Zoning Permit Summary of 04/30/2013. Total permits same period 2012 – 9; 2011 - 4.

T. Yandow is to check into the construction of a shed without a permit on Benedict Road.

### Report from the Design Review Board

B. Escher reported about two agenda items:

- Mio Bistro (Buber/Ledoux) ~ B. Buber and L. Ledoux have purchased a house located at 3269 Route 30, Dorset and plan to renovate over a two year period. They are proposing to cut back an existing 27 foot driveway to 12 feet wide to create more green space and add a picket fence. They also plan to remove some pavement at the back of the house to create a lawn and remove a plywood cover over an existing basement stairway.

- Installation of a split rail fence to be placed on the back lot matching neighbor's. The removal of all vinyl siding and repair of existing wood siding is proposed. The DRB approved the proposals except the picket fence which was tabled until the applicants provide more information about style, size and installation. T. Yandow asked if there was anything which creates a demarcation between their driveway and the driveway to the south and B. Escher replied no, documents were checked and it was always a shared driveway. D. Pinsonault asked if the neighbor had any problem with the changes to the driveway and B. Escher responded that the applicants have discussed the changes with them and there are no issues as long as their driveway is not blocked.
- Barrows House ~ R. Smith has submitted a drawing showing the driveway, patio and gardens as requested and they have been reviewed and accepted. D. Lawrence asked about the sign and T. Yandow said that they used the existing sign which they repainted.

D. Lawrence moved and B. Herrmann seconded to approve the April 25, 2013 DRB minutes as presented. Motion carried 6-0.

**Public Hearing – Proposed changes to Bylaw: §10.1.3.1, Reconstruction of Non-complying Buildings, §12.2, Permits, and Definition of Development in Appendix A (These changes are needed to bring the Bylaw into compliance with new FEMA flood hazard regulations.)**

T. Yandow explained that technical corrections to the language had to be made to the original document and the new language is shown underlined on the *Planning Commission Reporting Form for Municipal Bylaw Amendments (May 7, 2013)* document. D. Pinsonault asked if the replacement of a septic tank would trigger the permit process and T. Yandow said that by the way it is worded, he would say yes, but he will check with N. Swanberg as he doesn't believe this is the intent of the wording. D. Lawrence moved and H. Coolidge seconded to approve the ZBL amendments as presented in the *Planning Commission Reporting Form for Municipal Bylaw Amendments* document dated May 7, 2013. Motion carried 6-0.

D. Green requested that the PC use some type of "blue line" editing application when presenting documents with changed language so that it is easier to see the old wording along with the new wording side by side.

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

T. Yandow noted that he had emailed a document to the Board members showing the responses received so far which also tracked the postmark dates. A. Arkway asked who the questionnaires were sent to and T. Yandow replied that they were mailed to the same addresses used to receive tax bills. Discussion ensued regarding the relevancy of tracking the survey received dates with J. Henderson noting that this would not be part of the final results, but there is no harm in doing so. T. Yandow stated that there were 100 more survey forms which have not been included on the sheet presented tonight. D. Pinsonault asked if there were many comments listed and T. Yandow answered that many had comments and he was trying to figure out the best way to compile them. D. Pinsonault suggested photo copying them so every Board member could read them. T. Ziegler asked if there was a distinction made between homestead and non-homestead properties and D. Pinsonault responded no. T. Ziegler thought this was important and said that different

people have different objectives from homestead to non-homestead. It was also suggested that an internet application such as "Survey Monkey" be used for surveys. J. Henderson expressed that there might not be enough control on who was inputting the information on this type of application and T. Ziegler responded that people could Xerox the mailed form and send in more than one. D. Pinsonault stated that it was important to send out the survey to each resident, but the survey would not be the ultimate decision making tool in this process.

J. Henderson found it interesting that there were a disparaging number of people who answered different questions and T. Yandow explained that many people checked off more than one box per question and not everyone answered every question. J. Henderson and T. Yandow will meet to discuss the best way to present the data to everyone.

D. Green asked if the Select Board had the results and T. Yandow responded yes. D. Green questioned what would be done if the surveys requested more dense business development and D. Pinsonault replied that the survey was a tool to get the heartbeat of Dorset residents, but it was not the driving force for decisions. The PC is trying to get people involved. T. Ziegler asked who created the survey and J. Henderson answered that himself and T. Yandow created a draft survey by reviewing other Town surveys and including what they thought was pertinent. The PC then reviewed, commented and amended the survey. In answer to T. Ziegler's question about the grant, J. Henderson noted that it was supplied by the Agency of Housing and Community Affairs.

**Public Comments Taken**

None

**Other Business**

None

D. Lawrence moved and B. Herrmann seconded to adjourn the meeting at 7:50 p.m.

Respectfully submitted,

Nancy Aversano

Town of Dorset ~ Planning Commission

Date 5/7/13

Regular Meeting X

Special Meeting     

(Please Print)

Name	Address	Representing	(Yes or No) Testifying?
Bob Escher	Dorset VT	DRB	Yes
Bob McCafferty	Dorset, VT	Myself	No
Nancy Fassy	Dorset VT	myself	No
D. GREEN	Dorset	myself	?
ROBERT MENSON	1131 ROUTE 30 - DORSET	SELF	?
JOAN MENSON	"	"	?
Angelo ARKWAY	Dorset VT	self & spouse	?
Tom Zugler	DORSET, VT	self	?
<i>[Signature]</i>	BCRC	BCRC	