

Town of Dorset Planning Commission June 4, 2013 Minutes

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

Members Absent: Kay Manly, B. Beavin, T. Dee (resigned 5/2013)

Also Present: Tyler Yandow (Zoning Administrator), Robert Menson, Joan Menson, Carol Cone, Isabel Hein, Janet Saint Germain, Geoffrey Arnold, Pauline Arnold, Luanne Hardy, Clarissa Lennox, Justine Cook, Barbara Melhado, W. A. Melhado, Jane Wood, Mary Redstone, Terry Tyler, Nancy Faesy, Mari S. Gold, Joel Ullman, Tracey Mathyas, Stephen Mathyas, Ellen Maloney, Tom Ziegler, M. Oltedal, Marilyn Hand, Jim Hand, Dave & Wendy parsons, Brenna Houlihan, Karl Pfeiffer, Clark Lauren, Cynthia VanVlaanderen, Peter VanVlaanderen, Bill Bridges, Jane Bridges, John LaVecchia, Angela Arkway, Brooks Addington

B. Breed, Chairman, opened the meeting at 7:04 p.m.

Approve Minutes of May 7, 2013

G. Squire moved and B. Herrmann seconded to approve the May 7, 2013 minutes as presented. Motion carried 5-0. (B. Breed abstained)

Report from the Zoning Administrator

T. Yandow submitted the following report

Planning Commission: Received meeting minutes of May 7, 2013

BCRC: Will assist in presenting survey results at this meeting.

Select Board: Minutes of May 21, 2013 expected shortly. (*T. Yandow noted that the minutes were emailed to the Board members*)

Design Review Board: No minutes received.

Zoning Board of Adjustment: Received minutes of May 13, 2013 (13-01). Board approved rear yard variance for Walter Gilbert to rebuild an existing shed damaged by storm.

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

New deck on Benedict Rd – ZA visited site. Owner had spoken with ZA previously by telephone. Deck replaced existing deck of same size and location which was rotten. No permit required.

Permits: 5 zoning permits were issued from April 30, 2013 to May 28, 2013. All 5 were building permits. See attached Zoning Permit Summary of 06/04/2013. Total permits same period 2012 – 9; 2011 - 8.

Public Hearing ~ Build-Out Study Results Discussion

B. Breed opened the Public Hearing at 7:06 p.m. and explained that surveys had been mailed to Dorset property owners and the results compiled.

R. Gaiotti gave a brief overview referring to a PowerPoint slide presentation. A municipal grant was received for a growth study by the Planning Commission (PC) which was prompted by the upcoming review of the Town Plan. The PC felt that they did not have enough information to integrate new language into the Town Plan and requested a build-out study be done. The grant will allow for discussions with the public to keep them informed and gather positive and negative feedback. The surveys were mailed out to property owners (1,320) listed on the Grand List and 466 responses were received. The survey will be used as a tool in the process of updating the Town Plan for 2014. R. Gaiotti noted that they hoped the discussions would help to pinpoint what the Town is doing well and what can be done better; and involve people in a subcommittee for this purpose.

C. Lennox asked how long the process would take and R. Gaiotti responded that the project does not have to be finished until the spring of 2014. The information will be entered into a software program which is able to show the build-out of Dorset with different factors built in such as land use, zoning bylaws, etc. T. Ziegler commented that the level of openness was refreshing and the information presented well. R. Menon asked why there were a total of 560 responses when only 466 survey returns were received and R. Gaiotti answered that some surveys had multiple answers checked off.

B. Breed started the review of the PowerPoint presentation of the survey responses:

1. Growth Rate in Dorset Should: Remain as is (60%) ~ Increase (31%) ~ Decrease (8%)
B. Melhado asked what the rate of growth was in 2012 and R. Gaiotti referred to the 2000 Census which was a 4% growth rate and the 2010 Census which was a 1% growth rate. B. Breed added that according to T. Yandow's previous monthly zoning reports, there were very few applications submitted.
2. Amount of Land Available for Development Should: Remain as is (58%) ~ Increase (23%) ~ Decrease (17%). G. Arnold asked what type of land sites for development is available and where they were located and R. Gaiotti showed a Town map designating the commercial zones. J. Henderson noted that there were 47 existing commercial units in the CI-1 zone and 19 in the CI-2 zone most of which is in East Dorset. R. Gaiotti pointed out the Village Commercial zones along Route 30 which includes one parcel of CI-1 (J.K. Adams). G. Arnold commented that there seemed to be a lot of space and potential on the Route 7 corridor for commercial endeavors. J. Henderson stated that the Route 7 corridor had many constraints for development in the commercial zone such as wetlands and the headwaters of the Battenkill. The zoning map does not paint the whole picture of the availability for development as it does not show undevelopable areas.
3. Areas of Growth Should be Concentrated in: Existing High Density Areas (57%) ~ In Existing Low Density Areas (24%) ~ In Areas Not Currently Developed (17%). T. Ziegler expressed that the way the question is phrased does not refer to the type of growth and it should have more explanation. He felt that the question was too broad and needed

to be narrowed down. B. Breed understood and said that there were 20 plus pages of comments to be reviewed. C. Lauren asked for a definition of high and low density and B. Breed replied that every zone has different density requirements which allow for the amount of development and this is what needs to be studied. C. Lennox asked if the density issue will be broken down for deliberations and B. Breed answered that the PC will be looking at maps, zoning and build-out studies to see where people want development and what it will look like. Part of the reason for the build-out study was to see how to protect the water resources which may dictate development.

4. Town Would Benefit From: More Dense Residential Development (20%) ~ Less Dense Residential Development (25%) ~ More Dense Commercial Development (31%) ~ Less Dense Commercial Development (22%). J. Henderson noted that this should have been two separate questions. B. Breed stated that they would have to search out what drove this answer as there was a balance to strike – such as areas set aside for commercial use giving incentives, if necessary. T. Ziegler remarked that people have a different perspective; do they want more of what exists, increase density or a higher ratio of density. B. Breed informed everyone that this discussion will continue for the next couple of months. R. Gaiotti explained that the PC has a hard job to create balance in the Town Plan as it affects the outcome of the Town itself with regard to the Grand List and how much is comprised of commercial and residential property. Hypothetically, do you build out commercial areas to alleviate the residential tax base? N. Faesy asked if the PC will encourage open farms and mountains as the trend in Connecticut is to have denser Villages. J. Henderson responded that they would encourage smart growth and avoid sprawl which can be accomplished in a variety of ways such as designated areas for tax incentives, cluster development with reserved land and mixed use. B. Breed noted infilling of Town areas could be a problem as the historic districts lack parking and R. Gaiotti added that part of the discussion would be on focusing growth in Village areas, but resources are limited (infrastructure, septic, water). R. Gaiotti also mentioned that the Town does not have oversight over the water or fire protection services and cannot fix either of these issues. J. Menson stated that there would be a Prudential Committee meeting soon and people should attend as there are serious problems to be discussed.
5. Mixed Use Development Should Be Encouraged: Yes (49%) ~ No (50%). J. Saint Germain asked about the definition for mixed use and was it based on zone. B. Breed replied that zones can be changed according to what people want. J. Cook questioned if mixed use could be anywhere and B. Breed noted that it was residential and commercial together, but there are very specific allowable uses according to the zone.
6. If Yes, (Mixed Use Development Should be Encouraged) Should the Town Provide Incentives for Mixed Use Development: Yes (64%) ~ No (35%). B. Breed explained that incentives could be tax breaks, density incentives, land use or money.
7. Employment Opportunities in Town Provide Adequate Income to Reside in Dorset: Yes (19%) ~ No (80%). B. Breed noted that there is a problem with affordability in Dorset with limited affordable housing. T. Ziegler said that Dorset is a net non-receiving Town and questioned the breakdown of permanent residents, homesteaders and non-residents. He would like to know a response to the economic question as people should be able to make a living. C. Lennox commented that it was a complex issue as Dorset was a different type of Town with regard to the overall philosophy of what kind of Town people want it to be. R. Gaiotti noted that it is a State requirement to review Town Plans

every five years and Towns are now required to review economic development.

8. Creating More Jobs is an Important Part of New Development: Yes (70%) ~ No (29%)
9. Incentives Should be Created Encouraging Conservation of Undeveloped Land: Yes (84%) ~ No (15%). J. Cook felt that this was a contradictory statement and B. Breed explained, as an example that in-filling Village Commercial areas using incentives and having land conservation on undeveloped lands, can create minimum development. B. Addington encouraged using smart planning to achieve both growth and conservation as Dorset has great strengths and assets. G. Arnold asked if there were any figures on unemployment and noted that there were jobs available, but the people were unskilled. N. Faesy asked if there were incentives for people to not develop land and B. Breed responded that there was the Vermont Land Trust and the Land Use program and J. Henderson explained that there were allowances/incentives for cluster subdivisions which is developing a large number of lots (smaller per lot per building) concentrating growth and infrastructure with the intent to conserve undeveloped parcels. B. Breed also mentioned the ridgeline protection in the ZBL's and cluster subdivision with preserved open space. A. Arkway expressed her dismay at cluster development and incentives to build housing close together as she felt this was the country. B. Breed said that different zoning in Town allowed for subdivision and the zone dictated the density allowed. Transfer of development rights which is not often used was mentioned by J. Henderson. \
10. Your Vision of Dorset Is: What Exists (53%) ~ Somewhat Different from What Exists (42%) ~ Very Different from What Exists (4%). *No comments*
11. What Type of Economic Development Would You Like to See in Dorset?
 - None (8%)
 - Retail (12%)
 - Lodging (10%)
 - Restaurant (19%)
 - Office Space (15%)
 - Customary Home Occupation (19%)
 - Light Manufacturing (10%)
 - Industrial (1%)
 - Other (0%)

C. Lennox asked that the PC keep in mind as they work on the Town Plan, that 4-5 years ago, National Geographic voted Vermont number 10 as one of the most beautiful places. J. Cook asked what light manufacturing means and T. Ziegler replied that it was small scale assembly; mostly accomplished indoors and was pretty benign. J. Saint Germain asked that equal weight be given to open land in the PC discussions along with the encouragement of farming as she felt they were focused more on development. M. Hand noted that demographics were not included (retired and/or wealthy people, young families, working people) and there were no questions on the survey about how anyone sees us as a community. She felt that very few people can live here and the children are not staying and working here. If development is not allowed, how do you have a healthy community? B. Breed expressed that this was a good point and some of the surveys listed night life and a vibrant community as important. B. Addington remarked that it was a balancing act as second homeowners were needed and locate here for a reason. E. Maloney mentioned that efficiency also needs to be addressed for future development.

R. Gaiotti is to post the survey and the comment pages on the Dorset web page (<http://www.dorsetvt.org>).

Other Public Comments Taken

None

Other Business

None

H. Coolidge moved and G. Squire seconded to adjourn the meeting at 8:45 p.m.

Respectfully submitted,

Nancy Aversano

Town of Dorset ~ Planning Commission

Date 6/4/13

Regular Meeting X

Special Meeting

(Please Print) Testifying

Name	Address	Representing	(Yes or No)
ROBERT MENSON	1131 ROUTE 30 DORSET	SELF	
JOAN MENSON	"	"	
CHAROL COVE	PO BOX 813	self	
Isabel Heix	345 Upper Hollow Rd	self	
Janet Saint Germain	P.O. Box 707	"	
Geoffrey Arnold	82 Upper Hollow Rd, Dorset	"	
Pamela Arnold	"	Self	
Lianne Hardy	27 Lane Rd	"	
Christina Linnax	PO Box 995	Dorset	
Justine Cook	P.O. Box 536, DORSET	SELF	
Baryara Meekals	P.O. Box 507	"	
W.A. Meekals	"	"	
Jane Wood	3009 Niagara Hill	Self	
Mary Redstone		The Manchester Journal	
TERRY TYKOR	1529 West Rd	self	
Nancy Fessy	2384 Rt 30	self	
Mrs. S. Gold	96 Owl's Head Hill Lane	self	
Joyl Villan	"	"	
Tracey Mathyas	799 Kirby Hollow, Dorset	"	
STEPHEN MATHYAS	799 Kirby Hollow RD	"	

Town of Dorset ~ Planning Commission

Date ___/___/___

Regular Meeting ___

Special Meeting ___

(Please Print)

Testifying

Name	Address	Representing	(Yes or No)
Ellen Maloney	3585 Mad Tom Rd.	Self	?
Tom Myer	20 Nicholas Hill Rd	Self	?
M. O'Leary	15 Birch View Rd	Select board	no
Marilyn Harsh	1705 Morse Hill Rd	Self	?
Jim Hard	" " " "	"	
AUG & WENDY PARSONS	2734 MAD TOM RD	SELF	no
Breanna Houlihan	37 Kelleher Rd	self	no
Karl Pfeiffer	586 Dorset Gaze Rd.	self	No
CLARK LAUREN	528 NICHOLS HILL RD	SELF	No
Christina Van Housden	50 Red Tail Lane	Self	
VETER " "	" "	"	
Bill Budgett	Dandy Lake Rd.	Self	no
Jane Bridges	Denby Mtn. Rd	Self	no?
John LaVecchia	29 Oaks Wood Hill Ln	Self	
Angela Atkinson	379 Cullen Wood Hill Ln	Self or spouse	no?