

Town of Dorset Planning Commission August 2, 2011 Minutes

Members Present: B. Herrmann, D. Pinsonault, G. Squire, T. Dee, C. Ferguson, D. Lawrence, H. Coolidge

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

Also Present: Tyler Yandow (Zoning Administrator),

D. Pinsonault, Co-Chairman, opened the meeting at 7:08 p.m.

Approve Minutes of July 5, 2011

C. Ferguson moved and T. Dee seconded to approve the July 5, 2011 minutes as presented. Motion carried 7-0.

Report from the Zoning Administrator

T. Yandow reviewed his report:

- SB, ZBA & PC minutes were received
- Zoning Permit Issued: Dorset Field Club (storage shed)
- ZBA ~ VLCT opinion received regarding assessment of fines. T. Yandow explained that according to S. Smith of the VLCT, fines assessed can only be collected legally through the court system or paid voluntarily by the violator. C. Ferguson suggested posting information through the newspapers about the permitting process.
- AT & T Cell Tower – work continuing
- VT DEC ~ L. O'Connell (amendment of WW permit) & J. Evanczuk (BLA for lots on Lower Hollow Road)
- Permits Issued: 6/30/11 through 7/26/2011 – 1; 2010 – 0; and 2009 – 3.

Report from the Bennington County Regional Commission

No report submitted.

Report from the Design Review Board

B. Escher was present to report on the DRB meeting of July 20, 2011 as follows:

- S. Crepeau ~ Massage therapist sign. All issues resolved and approval given.
- Cornucopia Sign Request ~ sign approved.
- Dorset 250th Anniversary Sign for Dorset Artists ~ sign and two sculptures conformed to DRB criteria and were approved as temporary signs until September 8, 2011.
- Dorset Green Banners ~ the banners received and installed by the 250th Anniversary Committee (S. Childs & R. Squire) did not conform to their specifications and were removed. They will be replaced by a new banner design which was approved.

- Sandwich Boards ~ Complaints have been received about the sandwich boards on the Green which do not conform to the ZBL criteria. R. Gaiotti, T. Yandow and B. Escher are to have a meeting to discuss and make recommendations for changes to temporary signs and banners criteria (Criteria VIII (c) and VIII (d) for the whole Town and possible special criteria for the historic district. C. Ferguson suggested a bulletin board and G. Squire suggested having uniform colors and design and thought D. Lawrence's signs look nice which are magnetic and changeable. If anyone has suggestions regarding this matter, they should email T. Yandow (dorsetza@gmail.com). D. Pinsonault noted that any specific criteria for the historic district would need to have approval of its members.

B. Escher commented that the DRB is still seeking another member and T. Yandow asked if they had been in touch with any of the PC applicants. B. Escher noted that three out of the five members have to live in the district. G. Squire moved and C. Ferguson seconded to approve the July 20, 2011 DRB minutes as presented. Motion carried 7-0.

Build Out Study

T. Yandow stated that the build-out map was the first in a series of maps to be presented and the legend explains the details of the map. The map depicts the worst case scenario of development where every parcel was divided into minimum developable lot sizes (black dots showing existing buildings and red dots showing potential new buildings). D. Pinsonault commented that the map really does not give the correct number of new buildings as some may be illegal to build and T. Yandow noted this was correct.

N. Landres asked if this build-out study was required and why was it done; especially considering today's economy. D. Pinsonault responded that a grant was used to start the study and it was just information for what is possible for development. T. Yandow noted that it was started a few years ago and is intended as a guidance tool. N. Landres asked why four story buildings could not be considered in Town, if necessary. C. Ferguson commented that the study will show the potential growth in relation to ground water resources.

G. Squire noted that the map needs to have the zones delineated. The question, according to T. Yandow, is whether the maps will help the PC to address the direction the Town should go in which brings it back to whether the ZBL's will work or not for certain areas. E. Rosencrantz commented that the ZBL's are laws and the PC should be talking about the Town Plan which would have to be changed first. E. Rosencrantz wanted to know where the development pressure behind this study was to cause the PC to have build-out studies which might change the Town Plan. D. Pinsonault replied that they were just reviewing the study and there was no pressure to do so. G. Squire noted that the ground water study and the build out study go hand in hand. J. Menson explained that after having the ground water mapping completed, she placed some pressure on B. Breed to have a build-out study done in order to protect Dorset's water assets in case of development by being able to locate the best position for development. This study will allow for planning ahead for development and linking into the water supply correctly to protect drinking water. J. Menson noted that B. Breed would not allow wording to protect the springs into the Town Plan until the PC knew what they were protecting. N. Landres asked if the taxpayers were paying for this study and why it should be done in today's economic decline. T. Yandow answered that R. Gaiotti was in the process of applying for new grant money. E. Rosencrantz asked who initiated the build-out study and asked for transparency concerning

whether it was the Town Manager or the PC who started it.

T. Yandow encouraged that questions/suggestions be emailed to him as the BCRC has the capability to produce maps with a number of variables. D. Pinsonault suggested that the history of why the build-out study is being done be available for the next meeting. N. Landres asked if the study was being done from the development mentality and T. Yandow replied no.

Discussion of Definition of “Sawmill” ~ See SB memo of July 19, 2011

T. Yandow explained that the SB has asked the PC to consider updating the definition of sawmill to current standards as they felt it needed to be more specific. G. Squire asked if this had to do with Bear Paw Lumber and T. Yandow responded that updating the definition would have no bearing on the current case, but would be for future sawmills. Discussion ensued regarding screening and transshipment with T. Yandow noting that transshipment can happen in many ways and this was just suggested wording. G. Squire asked if this was for only Commercial Industrial zones and T. Yandow answered that it could only happen where permitted. B. Herrmann moved and T. Dee seconded to approve the definition of “Sawmill” as presented. G. Squire did not think much screening could be done in the CI zone such as where Casella is located and D. Lawrence agreed that screening was not an issue in the CI zone. C. Ferguson suggested changing the word “must” to “may need to be screened.” T. Yandow noted that a Site Development Review (Section 3.8.2) would be necessary. C. Ferguson moved and G. Squire seconded to approve Appendix A ~ Definition of Sawmill/Logyard with the amendment of changing the word “*must*” to “*may need to be screened*” in the last sentence. Motion carried 7-0.

Public Comments Taken

None

Other Business

- Rules of Procedure & Conflict of Interest Policy ~ page 5, strike the words “subject to the written consent of the applicant and all interested persons” in the next to last sentence of Section IX: Decisions.
- G. Squire requested that T. Yandow explain and have the PC go through an imagery permit process as many people have said that it is impossible to get a permit in Dorset. A comparison with other Towns was also requested. B. Herrmann noted that C. Schmelzenbach had given out packets of information. D. Lawrence stated that the process is sometimes long as it can take months to get all the permits needed. T. Yandow will set up a review for an imagery applicant for next month’s meeting. It was mentioned that the waste water permit is not listed on Dorset’s application. D. Lawrence commented that they should try to make the process friendlier and not drawn out; possibly meeting as needed to work around the applicant’s schedule. A flow chart was suggested by T. Yandow, who also asked the members to look at the permit application online. A public information campaign was recommended.

C. Ferguson moved and T. Dee seconded to adjourn the meeting at 9:25 p.m.

Respectfully submitted,

Nancy Aversano

Town of Dorset ~ Planning Commission

Date 8/2/11
Regular Meeting X
Special Meeting

(Please Print)

Name	Address	Representing	(Yes or No) Testifying?
Ed Escher	Dorset	DRB	Yes
ROBERT MENSON	"		
JOHN MENSON	"		
DIANA GREEN	"	—	—
Neil Listers	"	N.L.	✓
LUTER YANDROW	"	Zoning Admin.	
ERIC ROSENCRANTZ	"	—	No