

Town of Dorset Planning Commission December 4, 2012 Minutes

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

Members Absent:

Also Present: Tyler Yandow (Zoning Administrator), Scott Wilson (Wells Fargo Advisors), Bob Escher, Christian Heins (Michael Bickford), Robert S. Menson

B. Breed, Chairman, opened the meeting at 7:01 p.m.

Approve Minutes of November 6, 2012

G. Squire moved and D. Lawrence seconded to approve the November 6, 2012 minutes as presented. Motion carried 8-0. (T. Dee was not present at this time).

Report from the Zoning Administrator

T. Yandow submitted the following report:

Planning Commission: Received meeting minutes of November 6, 2012.

BCRC: No significant communications.

Select Board: Received meeting minutes of November 13, 2012.

Design Review Board: Received meeting minutes of November 14, 2012.

Zoning Board of Adjustment: Hearing scheduled for December 10, 2012 to hear request of Andrew Longacre, 2533 Route 30, for rear and side yard setback variances in A&RR district for a tool shed.

Dorset Energy Committee: Attended Committee meeting November 27, 2012. The Committee discussed their January presentation to the Select Board, similar to recent presentation to Planning Commission. If the Select Board approves the increase in fees to cover inspections by the ZA, the Planning Commission might consider a future amendment to the Bylaw linking issuance of a Certificate of Occupancy to compliance with VTREBS.

Special PC meeting: Special meeting to be held Dec. 17, 2012 for public hearings for Site Development Plan Review in VC district, and Preliminary and Final Plat Review for 2 lot major subdivision at 340 Route 30; lands of Bradford Tyler. This is due to my failure to warn the hearings in time for the regular December meeting. Thanks to all for your extra time.

ZA To Do List:

- Possible clearing in wetlands at 139 Dorset West Rd and 124 Lane Rd - Site visit with Patrick Lowkes and Patricia Green (VT ANR) not yet scheduled. *Connie Ferguson*

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cc: PC Minutes, Conservation Commission & File, Design Review Board & File, Town Manager, Town Clerk, Listers, Select Board

suggested that T. Yandow contact the homeowner about this situation.

- Nick Schu – Nick came into office in response to my letter; however, I was not in. Follow up to continue.

Town of Sandgate: Received copy of proposed Bylaw amendments and notice of public hearing, November 29, 2012.

Permits: 4 zoning permits were issued from October 31, 2012 to November 28, 2012. 3 building permits, 1 sign permit. See attached Zoning Permit Summary of 11/28/12. Same period 2011: 2. Same period 2010: not available.

Report from the Bennington County Regional Commission

No report submitted. A BCRC Christmas party will be held at the Public House in Bennington if anyone is interested in attending.

Report from the Design Review Board

- New Sign for Scott Wilson (Wells Fargo Financial Advisor) ~ a sign application has been submitted for a 30 inch high by 36 inch wide, double carved sign to be installed at 3390 Route 30. B. Escher noted that the sign conforms to the criteria and was unanimously approved by the DRB Board.
- The Board has nominated five people to be considered for new members on the DRB and a report will be submitted next month.
- B. Escher and T. Hathaway will meet shortly in order to send out the Historic District letters to the residents in the district.

One member of the PC asked about the Martin Grover sign and T. Yandow responded that Mr. Grover did have a sign permit and was not in the Historic District. T. Yandow is still waiting for a change of use application for this business.

H. Coolidge moved and C. Ferguson seconded to approve the November 14, 2012 DRB minutes as presented. Motion carried 9-0.

Two Lot Minor Subdivision, Sketch Plan Review, Lands of Bickford, 3219 Route 30

C. Heins, representing Michael Bickford, presented a site plan noting that the total existing lot is 2.43 acres and Mr. Bickford would like to subdivide this into Lot 1 of 1.49 acres and Lot 2 of 0.94 acres. There are no current plans for development on Lot 2. B. Breed asked if the applicant would seek to go from the sketch plan to a preliminary review and C. Heins replied that they would like to have the preliminary and final review at the same meeting if the sketch plan is acceptable tonight.

B. Breed review Subdivision Development Regulations Section 6.01 – Submission of Sketch Plan:

g. ~ B. Breed asked that all wells, etc. be shown on the plan for the next meeting

n. ~ note Historic District on the plan

Section 6.01 (2) ~ C. Heins stated that abutters have been notified.

Section 6.02 – Sketch Plan Review:

2. ~ B. Breed asked about water supply and C. Heins noted that there is currently a moratorium on water connections in the Village, but they are not proposing any at this time, but would like to keep their options open.

3. ~ C. Heins noted that the applicant is aware of the Historic District conditions.

D. Lawrence moved and H. Coolidge seconded to approve the M. Bickford Sketch Plan dated June 25, 2012 (date amended to December 4, 2012 by agreement between the PC Members and C. Heins) as presented by C. Heins. Motion carried 9-0.

The preliminary and final plat review will be heard in February 2013 due to the 45 day warning criteria for final plat review.

Public Comments Taken

None

Other Business

- The next PC meeting will be Thursday, January 3, 2013.
- B. Breed requested that T. Yandow contact Kate Manley regarding interviewing for the open PC position at the January meeting.
- B. Beavin asked about the status of PACE and T. Yandow responded that Efficiency Vermont is trying to finalize the establishment of a lending entity and that they were very close to being functional.
- T. Yandow is to obtain copies of the Subdivision Regulations and new Zoning Bylaw booklets for the members.
- B. Herrmann asked if there was any way to speed up the 45 day warning criteria and T. Yandow was requested to research why Dorset has a 45 day requirement instead of 30 days. Changing this criterion would require a Public Hearing.

B. Herrmann moved and C. Ferguson seconded to adjourn the meeting at 7:45 p.m.

Respectfully submitted,

Nancy Aversano

Town of Dorset ~ Planning Commission

Date 12/4/12
 Regular Meeting X
 Special Meeting

(Please Print)

Name	Address	Representing	Testifying (Yes or No)
Scott Wilson	PO Box 444 Dorset, VT ⁰⁵²⁵¹	Wills Fargo Advisors	
Bob Escher	Dorset Vermont	DRB	Yes
CHRISTIAN HEINS	PO BOX 1323 MANCHESTER VT ⁰⁵²⁵⁵	MICHAEL BICKFORD	YES
ROBERT S. MENSON	1131 ROUTE 30 DORSET	SELF	NO