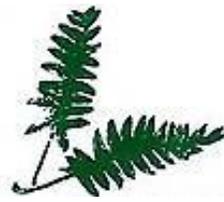


Town of Dorset, Vermont



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Town of Dorset Planning Commission March 8, 2017

Members Present: Brooks Addington (Chairman), Carter Rawson, Kit Wallace,
Scott Thompson, Adam Danaker, Charlie Wise,

Members Absent: Gay Squire, Brent Herrmann, Dick Coss

Also Present: Tyler Yandow (Zoning Administrator), Jim Henderson (BCRC)
John LaVecchia (ZBA), Ken Gilbert, Luanne Hardy, Nancy
Faesy (BCRC Rep)

B. Addington, Chairman, opened the meeting at 7:08 p.m.

Chair to Note Any Changes in Agenda

B. Addington noted that discussion of the sign ordinance would be placed on next month's agenda as there is some confusion as to the PC's role with bylaw changes and clarity is needed as to what the PC should be doing.

Disclosure of Any Conflicts of Interest

None

Have Board Members Introduce Themselves. Invite Other Attendees to Do the Same and State Why They Are Attending

Ask if Anyone Other Than the Secretary Intends to Make an Audio or Video Recording of the Meeting

Approve Minutes of January 3, 2017 and February 15, 2017

The January 3, 2017 minutes could not be approved due to a lack of a quorum.

C. Wise moved and K. Wallace seconded to approve the February 15, 2017 minutes as presented. Motion carried 5-0 (C. Rawson abstained)

Report from the Zoning Administrator

T. Yandow's report covered:

- J. Sullivan will be working with Dorset's Energy Committee on an energy plan.

- The ZBA denied a request for a variance for Quigley
- M. Thorn (Select Board) is reviewing the Sign Ordinance. T. Yandow recommended that the PC and DRB submit suggestions/recommendations because the members have first-hand knowledge of what is happening in Town. B. Addington is waiting for a response from M. Thorn regarding an email sent to her and K. Wallace is interested in working on the Sign Ordinance with M. Thorn. B. Addington noted that it was a matter of delegation for the SB to have the PC work on bylaw policy with which they are familiar and requested that the PC's work should be clarified.
- BCRC meeting will be held March 16, 2017 at the Park House in the Manchester Rec Park. Three important topics will be discussed and T. Yandow encouraged the Board members to attend.

Report from Representative to BCRC

N. Faesy mentioned the importance of the BCRC meeting to be held in Manchester.

Report from the Design Review Board

No report submitted. T. Yandow asked about the status of the updated Historic District bylaw amendments and K. Wallace responded that they are temporarily on hold.

Bylaw Discussion ~ Commercial/Industrial Zones (CI-1 & CI-2) ~ Jim Henderson/BCRC

J. Henderson presented maps of the zoned districts (CI-1North, CI-1 South & CI-2) with the constraints delineated. T. Yandow and J. Henderson reviewed the areas to identify parcels that are not constrained and they are shown in aqua on the maps (lots of less than 80,000 SF are not included). T. Yandow said that cohesive zones are needed in order to avoid "spot zoning" and a fair amount of State and National Forestry land should be taken off the maps; remove obvious lots that don't belong in the zone and then look at the potential to add or create areas that might be developable. Many lots in the CI-1 South zone are used residentially. J. Henderson noted that the properties in these zones are owned by approximately nine families and conversations to engage them would be necessary. N. Faesy commented that there are many trails, animal corridors and historic sites in these areas that the Board should take these into consideration. T. Yandow recommended that the maps be reworked to reflect reality – taking out forest areas, over 25% slopes, no access, etc. and then looking to see what is left and what can be added. After the map updates, owners can be contacted to see if they have any interest in joining with the Town and neighbors to create an incubator type project which would be "shovel ready" for companies to occupy. Discussion continued about methods to get areas ready, funding, investment/return on investment, and updating the commercial zones to be realistic. C. Wise questioned what the big picture of this update is and

involving the public for comment. B. Addington noted that they were trying to be proactive in suitable planning and identifying potential commercial space. J. Henderson added that identifying commercial areas properly can be a great asset to Dorset if developed appropriately. The Board agreed to have J. Henderson, T. Yandow and R. Gaiotti continue to the next level of mapping.

Review of Town Sign Ordinance

To be placed on next month's agenda.

Discussion of Section 3.13 of Bylaw (Waivers)

J. LaVecchia stated that the ZBA recently had an application for a variance which was denied as it could not meet the criteria – especially #2, but was a very minimal variance request. Section 3.13 of the ZBL's includes waivers which was taken from the Town of Manchester ZBL language. Manchester now has had problems with the wording. J. LaVecchia has spoken to J. Sullivan who noted that he did not like the waiver section language either and suggested revising it. B. Addington read B. Breed's email who cautioned about precedents. The Board members discussed the pros and cons of interpreting versus strict adherence to ZBL's. B. Addington asked the Board members to review Section 3.13 of the ZBL so that they will be familiar with it to review at the next meeting.

Other Business

- **Formula Based Businesses** ~ C. Wise asked the members to review his emailed draft of the formula based businesses document. He noted that the draft is trying to form a consensus of what needs to be addressed and create a philosophy. A. Danaher is to confer with C. Wise on this draft and the document can be reviewed at the next PC meeting.

Poll Members for Attendance at Next Month's Meeting

B. Addington may not be able to attend next month's meeting.

Public Comments Taken

K. Gilbert noted that he thought it was interesting to see what is happening from the PC perspective.

Adjournment

C. Rawson moved and A. Danaher seconded to adjourn the meeting at 9:15 p.m.

Respectfully submitted,

Nancy Aversano