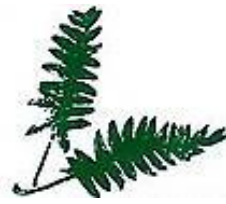


# Town of Dorset, Vermont



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=====*Chartered 1761*=====

## Town of Dorset Planning Commission April 4, 2017

Members Present: Brooks Addington (Chairman), Gay Squire, Carter Rawson, Kit Wallace, Scott Thompson, Adam Danaker, Dick Coss

Members Absent: Brent Herrmann, Charlie Wise

Also Present: Tyler Yandow (Zoning Administrator), Rob Gaiotti (Town Manager) Jim Henderson (BCRC) John LaVecchia (ZBA), Robert Menson, Joan Menson, Clarissa Lennox, Luanne Hardy, Nancy Faesy (BCRC Rep), Rosalie Fox

B. Addington, Chairman, opened the meeting at 7:05 p.m.

### **Chair to Note Any Changes in Agenda**

None

### **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 & March 8, 2017**

K. Wallace moved and G. Squire seconded to approve the January 3, 2017 minutes as presented. Motion carried 5-0 (A. Danaker & D. Coss abstained).

A. Danaker moved and B. Addington seconded to approve the March 8, 2017 minutes as presented. Motion carried 5-0 (G. Squire & D. Coss abstained).

### **Report from the Zoning Administrator**

T. Yandow's report included:

- It was suggested that the Board members contact Linda Sullivan, Dorset's representative, regarding the amendments to Act 174 to be considered by the Senate Natural Resources Committee on allowing flexibility in energy plans for Towns.
- BCRC ~ attended recent meeting and emailed pdf summaries to Board members
- Sign Ordinance ~ B. Addington noted that he had met with M. Thorn and H. Chandler. He was told that the SB has the legal authority to create ordinances, but will forward the document for PC review and comment.
- Four zoning permits were issued in March 2017.

### **Report from Representative to BCRC**

None

### **Report from the Design Review Board**

None

### **Bylaw Discussion ~ Commercial/Industrial Zones (CI-1, CI-2) ~ Jim Henderson/BCRC. Review of Updated Maps**

R. Gaiotti, T. Yandow and J. Henderson met last week to review the commercial-industrial zone maps for the Route 7 corridor.

- CI-2 – Northern boundary ~ it is suggested to eliminate everything on the right side of the railroad tracks taking out the wetlands and flood hazard zones. This would also remove the issue of crossing the railroad tracks. K. Wallace asked if anyone's land would be devalued and J. Henderson replied that they were cognizant of this issue, but noted that many areas are in the use value program (current use). Creating this delineation would reduce the CI-2 North zone from approximately 278 acres to 249 acres. Steep slopes are not addressed at this point. Parcels identified in orange on the map are open for CI development. J. Henderson commented that there is potential to identify parcels, talk to landowners, and have the Town and landowner work together to create a type of shovel ready commercial development similar to Tennis Way. B. Addington asked if there is any benefit for a landowner to change from commercial-industrial zoning and J. Henderson responded that he didn't think that there were any tax differences based on types of zoning.
- CI-1 – North of East Dorset Village ~ the proposal for this area is to remove the State of Vermont lands. The two other large parcels in this area are in the use value program. Also mentioned was the property to the right of Route 7 with access off of Bowen Hill Road currently in the use value program too. R. Fox asked if a moratorium on development could be instituted until the changes are made and B. Addington answered that

there is nothing that is 100% fully protected and the Board wanted to be sensitive to the changes they are proposing by taking time to consider all aspects. Discussion ensued about the intentions and steps to be taken with B. Addington stating that the PC is in the process of studying the issues before they present any proposals and the PC's intent is not to go around the landowners. They want to decide what to do after careful consideration is given to the process and the first step is having maps based on reality.

- CI-1 – South of East Dorset Village ~ Area where Route 7 and Route 7a connect which includes Tennis Way. The proposal for this area is to remove the Forestry Service lands, State properties, the affordable housing parcel and the cemetery lands. There are two vacate properties in Tennis Way plus 2-3 other properties which are open for commercial purposes. J. Henderson noted that out of 288 acres, 115 acres is wetlands. B. Addington asked if there is any advantage to moving the wetlands out of the commercial zones (preserve/make walkways, etc.) R. Gaiotti replied that an argument could be made if there are programs available to address this type of use.

J. Henderson stated that if the Board accomplishes the rezoning process, then they can start to identify property owners, enter into discussions to gather their input and eventually, if everyone is agreeable, enter into cooperative agreements for shovel ready locations. Discussion ensued about redoing all the ZBL changes at one time, but having separate public hearings so that the issues can be voted on separately. R. Fox suggested that any land not usable for development might be looked at for affordable housing. J. Henderson mentioned that the feedback from the survey was lack of employment opportunities along with affordable housing. R. Gaiotti suggested drafting an explanation letter to property owners to engage their interest. J. Henderson said that this was a progressive planning effort so as not to be reactionary.

### **Bylaw Discussion ~ Formula Based Businesses**

A. Danaher and C. Wise will revise and circulate their draft formula based business ZBL amendment for the next meeting.

### **Review of Sign Ordinance**

SB will have the PC review the sign ordinance when the draft is completed.

### **Bylaw Discussion ~ Section 3.13 (Waivers)**

In speaking to J. Sullivan of the BCRC about ZBL Section 3.13 ~ Waivers, J. LaVecchia noted that J. Sullivan felt that this section was inaccurate and should be read as excluding reference to non-conforming buildings until this section is amended (emails dated February 27, 2017 to March 1, 2017). K. Wallace asked if this pertained to residential structures only and, if so, should it be changed to apply to commercial structures. R. Gaiotti responded yes, it was only for

residential. C. Rawson expressed that waivers seemed to create more gray areas with allowing leeway in decision making. B. Addington stated that amending the waiver section language would be placed on the master list of ZBL changes. G. Squire suggested taking out the words "and the neighborhood" under Section 3.13(2). The Board will do a full review of the ZBL waiver section.

**Other Business**

None

**Public Comments Taken**

None

**Poll Members for Attendance at Next Month's Meeting**

A. Danaher may not be able to attend next month's meeting.

**Adjournment**

C. Rawson moved and B. Addington seconded to adjourn the meeting at 9:00 p.m.

Respectfully submitted,  
Nancy Aversano

Town of Dorset ~ Planning Commission  
Date 4/4/17  
Regular Meeting X  
Special Meeting     

(Please Print)

Name	Address	Representing	Testifying (Yes or No)
ROBERT MENSON	1131 ROUTE 30, DORSET	SEPE	
JOAN MENSON	"	"	
CLARISSA KENNY	DORSET	"	?
Luanne Hardy	27 Lane Rd, Dorset	self	NO
Nancy Forsyth	3284 VT 30	Self & BERC	?
Tom Henderson	11 South St BRANDSTON, VT 05201	BERC	YES
Rosalie Fox	P.O. Box 101	self	?
John LAVECHIA	P.O. Box 172 Dorset	self	Yes