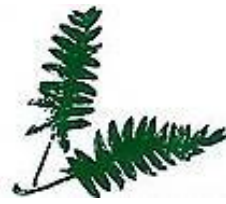


Town of Dorset, Vermont



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Chartered 1761
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Town of Dorset Planning Commission July 11, 2017

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

Members Absent: Adam Danaher, Charlie Wise,

Also Present: Tyler Yandow (Zoning Administrator), Chip Ams (Dorset
Library), Keith Dodson (Dorset Library), Brian Knight, Joan
Menson, Robert Menson, Ann Thompson (Dorset Library),
Arnie Gottlieb (DRB)

G. Squire, Vice-Chairperson, opened the meeting at 7:05 p.m.

Chair to Note Any Changes in Agenda

G. Squire noted that an email was received from A. Danaher and C. Wise regarding the Formula Based Business agenda item, but were not present to discuss the topic. The agenda item will be placed on next month's agenda.

Disclosure of Any Conflicts of Interest

S. Thompson noted that his wife was on the Dorset Library Board. He did not feel and the other members of the Board agreed that this would not be a conflict of interest. K. Wallace is on the Dorset Library Board and the Design Review Board and recused herself.

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 June 6, 2017

Approval of minutes was postponed until the next meeting due to lack of a minimum number of present members needed.

Report from the Zoning Administrator

T. Yandow's report covered:

- Town Energy & Transportation Plan
- BCRC ~ workshop held and Powerpoint presentation was emailed to members
- ZBA ~ approved bridge project off Pastures Lane
- Sign Ordinance ~ awaiting SB action
- Noise Ordinance ~ awaiting SB action
- Sidewalk/Crosswalk Study ~ grants/funding not currently available

Report from Representative to BCRC

No report was submitted.

B. Knight of Brian Knight Research is a historic preservation consultant and architectural historian who lives in Dorset. There are grant opportunities available that B. Knight explained. Neighborhood assessment and updating historic district areas would be necessary along with a committee such as the DRB (which Dorset already has) is needed for applying for funds. Funding is a partnership between local, State and Federal entities with an approximate funding split of 60-40. A survey to identify historic resources could be done which would allow for strategies and projects such as garden house tours, brochures, sidewalks, barn studies and recording oral histories. G. Squire asked if this could be done in East Dorset as well and B. Knight replied yes, it is not limited to one location. T. Yandow noted that it was important to have an inventory of historic buildings and B. Knight said that there were not easements or restrictions with this program. A statement of support from the Select Board is required to proceed. K. Wallace asked that information be sent to the PC members so it can be reviewed and discussed at the next meeting.

Report from the Design Review Board

A. Gottlieb was present to represent the DRB and he explained the outcome of the meeting for the Dorset Library concerning replacement of windows. The DRB had denied the application for the replacement of windows due to historic reasons after discussing the issue for two meetings. C. Ams and K. Dodson were present to represent the Dorset Library and clarified their position not to repair, but replace the windows due to grant requirements, expense, energy efficiency, and longevity. Discussion ensued covering original historic windows versus 1940's aluminum storm windows, energy efficiency, difficulty of removing windows to repair them, safety, consistency in DRB decisions and overall improvements to the library property. G. Squire stated that the desire for perfection can get in the way of doing something good and that these were not historical windows so the DRB should look ahead and be practical. B. Addington felt that since Dorset took the initiative to be one of the first to institute an energy plan, that energy efficiency should be considered in the decision. D. Coss moved and G. Squire seconded to deny the DRB June 19, 2017 and July 6, 2017

minutes as presented and to approve the Dorset Library's application for replacement of the existing windows with new windows as presented by the Library with their best intentions to investigate all possible options before doing so. Motion carried 5-1 (B. Herrmann) & K. Wallace recused.

Village Center Designation Resolution

It was the consensus of the PC Board to have T. Yandow present the information on the Village Center Designation Resolution to the SB members.

Bylaw Discussion ~ Commercial/Industrial Zones (CI-1, CI-2) ~ Review of Updated Maps & Letters to Landowners

Suggested corrections to landowner letters: specify the amount of commercial and agricultural land in the Beebe letter and fix last paragraph in Connors letter. It was the consensus of PC Board to make corrections and mail out the letters to the landowners.

Bylaw Discussion ~ Formula Based Businesses

Discussion was postponed until the next meeting so that A. Danaher and C. Wise could be present.

Bylaw Discussion ~ Helipads/Restricted Landing Areas

Board members had varying views on the pro's and con's on regulating helipads in Dorset. Some members felt that there should be a regulation put in place restricting all helipad access to be pro-active and others felt that it was not a major issue to be addressed currently. It was suggested the information on helipad regulation be reviewed by the members and discussed at the next meeting.

Other Business

None

Public Comments Taken

None

Poll Members for Attendance at Next Month's Meeting

All members present tonight said they would be at the next meeting on August 1, 2017.

Adjournment

B. Addington moved and B. Herrmann seconded to adjourn the meeting at 9:15 p.m.

Respectfully submitted,

Nancy Aversano