

Town of Dorset, Vermont



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Town of Dorset Planning Commission August 1, 2017

Members Present: Gay Squire (Vice Chairperson), Carter Rawson, Kit Wallace, Scott Thompson, Adam Danaher, Charlie Wise, Dick Coss

Members Absent: Brooks Addington (Chairman), Brent Herrmann,

Also Present: Tyler Yandow (Zoning Administrator), Bob Menson, Joan Menson, Diana Green

G. Squire, Vice-Chairperson, opened the meeting at 7:00 p.m.

Chair to Note Any Changes in Agenda

No changes.

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 July 11, 2017 & June 6, 2017

A. Danaher moved and K. Wallace seconded to approve the June 6, 2017 minutes as presented. Motion carried 6-0 (C. Rawson abstained)

S. Thompson moved and D. Coss seconded to approve the July 11, 2017 minutes as presented. Motion carried 5-0 (A. Danaher & C. Wise abstained)

Report from the Zoning Administrator

T. Yandow's report covered:

- A draft Town Energy & Transportation Plan may be available for the next PC meeting
- ZBA has approved a variance application at 2648 Dorset West Road

- Sign Ordinance ~ no information from the SB
- Noise Ordinance ~ draft ordinance was included with the SB minutes
- Village Center Designation ~ conference call (T. Yandow, R. Gaiotti, Brian Knight, J. Sullivan, C. Bryars) was held to discuss documentation needed to move forward. A Municipal Planning Grant will be applied for concurrently (pedestrian safety/sidewalk study).
- CI Zones ~ letters are mailed to homeowners and meetings are being scheduled.

Report from Representative to BCRC

J. LaVecchia submitted a BCRC report on their meeting of July 20, 2017 which included information about minimizing the impact of road run-off on water quality and a program called Northshire Grows which hopes to increase economic development by creating jobs in the farm and food sectors along with more access to local foods.

Municipal Planning Grant Resolution

It was the consensus of the PC Board to sign the Municipal Planning Grant Resolution. C. Rawson raised a concern that bright painted lines and signage might be required by the State for crosswalks in the Village.

Town Energy Plan ~ Assess Interest in Presentation by Rob Fish/Energy Dashboard Coordinator

The PC Board decided not to hold a presentation by R. Fish for the members, but C. Wise will follow-up with the email thread and possible webinar.

Report from the Design Review Board

No report submitted.

Bylaw Discussion ~ Formula Based Businesses

A. Danaher reported that they have reviewed options for formula based business bylaws and felt that the Newport rules of applying different criteria to different zones would work for Dorset. K. Wallace commented that too strict criteria could devalue areas, but no regulating could also do the same thing. C. Rawson noted that with proper landscaping, you could achieve the best of both worlds. T. Yandow suggested that the Board review Formula Based Code which regulates using architectural features of buildings rather than uses. (design versus use). This could be done by zone or overlay districts. It was suggested that the Board members read the Newport regulations and write a “wish list” of criteria they would like included for formula based businesses. A. Danaher mentioned that sign design is an important consideration and T. Yandow suggested that the Board review the current Sign Ordinance with an eye toward changes that will be needed.

Bylaw Discussion ~ Helipad/Restricted Landing Areas

K. Wallace felt that the easiest way to deal with this issue is to totally prohibit any helipad and restricted landing areas. A. Danaher agreed with C. Rawson that they would like to review this topic more especially regarding recreational light aircraft use. Discussion ensued covering FAA regulations, decibel levels of aircrafts, amount of air traffic, recreational versus consumer/commercial aircraft, size and frequency. K. Wallace felt that this should be able to be regulated through land use. C. Wise noted that there is a bylaw component and a common courtesy component with being reasonable. He asked what the Board was trying to limit: aircraft or noise. He felt it was heavy handed to limit aircraft and without knowing more, he would not oppose aircraft in general. A. Danaher stated that a helipad is also for safety, not just frequency. T. Yandow noted that the Board could consider creating a regulation to be considered under conditional use so that the application could be reviewed by the PC and ZBA. S. Thompson requested that it be found out if aircraft can land anywhere. The Board decided to continue the discussion at the next meeting and A. Danaher is to invite Brian Pinsonault who is a flight trainer with the Civil Air Patrol in Middlebury.

Other Business

None

Public Comments Taken

None

Poll Members for Attendance at Next Meeting

September 15, 2017 PC meeting date – all present tonight will attend.

Adjournment

D. Coss moved and A. Danaher seconded to adjourn the meeting at 8:45 p.m.

Respectfully submitted,

Nancy Aversano

