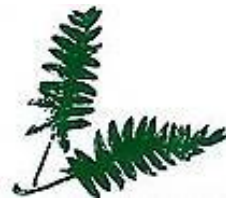


Town of Dorset, Vermont



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

Town of Dorset Planning Commission September 5, 2017

Members Present: Gay Squire (Vice Chairperson), Carter Rawson, Kit Wallace, Scott Thompson, Brent Herrmann,

Members Absent: Brooks Addington (Chairman), Adam Danaher, Charlie Wise, Dick Coss

Also Present: Tyler Yandow (Zoning Administrator), David Beebe, Cliff Beebe, Douglas Beebe

G. Squire, Vice-Chairman, opened the meeting at 7:10 p.m.

Chair to Note Any Changes in Agenda

G. Squire announced that agenda item #10 ~ Bylaw Discussion – Maps of CI Districts, Continued would be discussed after the Zoning Administrator report was given.

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 August 1, 2017

Approval of the August 1, 2017 minutes was tabled until the next meeting due to lack of a quorum of attendees.

Report from the Zoning Administrator

T. Yandow's report covered:

- Town Energy & Transportation Plan, the Sign Ordinance and the Noise Ordinance are still in progress.

- Village Center Designation application is complete.
- Sidewalk/Crosswalk Study is being worked on by the ZA & BCRC.
- T. Yandow encouraged members to attend the Town Fair.
- Letters to Landowners about the CI zone were discussed. T. Yandow met with the Beebe family and M. Connors. M. Connors had no objections and the Beebe family was present for tonight's meeting to suggest a change. R. Mazur responded that the change would adversely affect his property and was against the change. T. Yandow has not heard back from D. Gaiotti or A. Safran.

Bylaw Discussion ~ Maps of CI Districts, Continued

The Beebe family noted that they would like to keep their options open with no further restrictions on their properties. They suggested changing “the portion of the lot south of the existing boundary near Havoc Hill to CI-1 and change the part of the lot north of this to A & RR.” K. Wallace asked if there would be any impacts and C. Beebe responded that there were no plans to do commercial activities on the property and it is currently woodlot. It was the consensus of the PC members to make the change as suggested by the Beebe family.

Report from Representative to BCRC

No report submitted.

Report from the Design Review Board

K. Wallace reported as follows:

- August 7, 2017 minutes: The DRB members decided that there was no need to hold a meeting to discuss B. Childs' proposal to replace most of their windows on the original part of their house. It was decided that the windows were not original to the house and the new windows are almost identical to the rear addition windows. K. Wallace and J. Clubb looked at the windows and advised the other members of the Board of their site visit. The DRB decided that neither a review nor permit were necessary.
- August 21, 2017 minutes:
 1. Raspe Paving ~ work is already done, but permit approval is pending an accurate map. Storm door replacement, porch decking, new roof, roof renovation and snow belt/overhang have been approved.
 2. Dorset Union Store ~ extension of existing roof was approved
 3. Barrows House ~ stair replacement due to code compliance was approved.

B. Herrmann moved and S. Thompson seconded to approve the August 21, 2017 DRB minutes as presented. Motion carried 5-0.

Bylaw Discussion ~ Helipads/Restricted Landing Areas – Brian Pinsonault

T. Yandow mentioned that there were different thresholds/types of aircrafts and what noise they make. G. Squire noted that she didn't want the Board to "get lost in the weeds" with decibel levels, etc. – the decision should be to allow, not allow or give specifications to allow. K. Wallace felt that it would be helpful to have parameters and some type of regulation. Due to the absence of A. Danaher and B. Pinsonault, a full discussion was tabled until next month.

Bylaw Discussion ~ Formula Based Businesses

T. Yandow noted that the Board should consider form based code to cover a formula based business regulation. This has very specific requirements such as required architectural features since most objections to this type of business is how it looks. The permit process can be made easier by having a checklist of requirements. Due to member absences a full discussion was tabled until next month.

Other Business

None

Public Comments

None

Poll Members for Attendance at Next Meeting

All present members to attend next month.

Adjournment

K. Wallace moved and B. Herrmann seconded to adjourn the meeting at 8:30 p.m.

Respectfully submitted,

Nancy Aversano