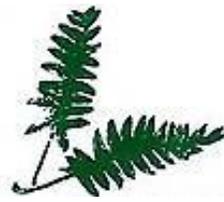


Town of Dorset, Vermont



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Town of Dorset Planning Commission October 3, 2017

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

Members Absent: Brooks Addington (Chairman)

Also Present: Tyler Yandow (Zoning Administrator), Elizabeth Johnson, Ruth Brownlee, Bill Badger (Smith), John LaVecchia (ZBA), Rosalie Fox, Nancy Faesy (BCRC), Joan Menson, Robert Menson, Billy Brownlee, Greg Kepler (HN Williams), Barbara Carse, Donald Carse

Gay Squire, Vice-Chairperson, opened the meeting at 7:00 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 August 1, 2017 & September 5, 2017

K. Wallace moved and D. Coss seconded to approve the August 1, 2017 minutes as presented. Motion carried 7-0 (B. Herrmann abstained).

C. Rawson moved and S. Thompson seconded to approve the August 1, 2017 minutes as presented. Motion carried 5-0 (A. Danaher, C. Wise & D. Coss

abstained).

Report from the Zoning Administrator

T. Yandow's report covered:

- Town Energy & Transportation Plan ~ received by Energy Committee for review
- ZBA to hold a meeting on October 16, 2017
- All Town ordinances are to be reviewed by the Town Attorney & M. Thorn is to contact him regarding the Sign Ordinance
- Noise Ordinance ~ Public Hearing on October 17, 2017
- Village Center Designation ~ the designation applications for Dorset & East Dorset have been approved
- Sidewalk/Crosswalk Study ~ grant application submitted
- CI Zones ~ updated CI-1 North map in tonight's packet
- Town Fair 2017 ~ Thursday, October 5, 2017. T. Yandow encouraged Board members to attend.
- Helipads ~ questions should be submitted to A. Danaher for B. Pinsonault's consideration
- Historic District Signs ~ R. Gaiotti is following up on the repair or replacement of these signs. K. Wallace stated that the DRB has a new proposal for metal signs with the possibility of fully funding the purchase. She is to contact R. Gaiotti.
- Permits ~ T. Yandow reviewed the permits

B. Herrmann noted that A. Tarantino won his case against the Town of Manchester with regard to his house rental sign. T. Yandow is the contact the Callen's regarding the rental sign being at the front of the house.

Report from Representative to BCRC

N. Faesy reported that the BCRC held a meeting on September 21st at the Burr & Burton Academy - Mountain Campus which covered Town plans, storm culvert management and a Bromley Mountain presentation for their proposed expansion.

Report from the Design Review Board

K. Wallace introduced B. Badger, representative for the Smith application, who noted the following:

- 86/102 Parson's Lane ~ B. Badger explained the proposal to remove and rebuild the rear of the guest cottage and porch for handicap accessibility. The DRB members reviewed the application under Criteria #9.4.2.11 & #9.4.2.12 and approved the application unanimously as it met all criteria.

D. Coss moved and B. Herrmann seconded to approve the DRB minutes of

September 18, 2017 as presented. Motion carried 8-0.

Site Development Plan Review ~ 2732 VT Route 30; Expansion of Pre-Existing/Non-Conforming Use (General Store)

T. Yandow explained that, because the 2732 Route 30 application is for a pre-existing, non-conforming location, the Zoning Bylaws do not require the Planning Commission to review this application. The review is at the request of the applicant so that a better understanding of the proposal can be passed onto the Zoning Board of Adjustment.

B. Brownlee explained that Cephas Kent is the owner of the parcel and H. N. Williams rents from them. Last year Cephas Kent purchased three parcels surrounding the H. N. Williams store and three out of the four parcels will be merged to make one more conforming lot through boundary line adjustments.

B. Brownlee presented a typewritten document supporting the review of ZBL Section 3.8.2 ~ Site Development Plan Requirements 1 through 28. In answer to a setback question, B. Brownlee responded that there is 30 feet off the property line with a shared access which does not require a setback. The incline near Awesome View Lane and the Fire Department will be made more level. G. Kepler explained that the proposed entrance and exit will eliminate one existing access so that there will be only two accesses – one on each side of the buildings set up to flow both ways. Entering and exiting should be made safer with the new design and re-design of a strip along Route 30 where trucks sometimes park now.

B. Brownlee noted that locating the gas pumps behind the buildings would impact the viability of the project and that the station will be an independent station without branding such as Mobil or Citgo. There will only be a H. N. Williams sign. The station was modeled on similar layouts in Manchester for three pumps and the H. N. Williams store sits very close to Route 30 so that the pumps will be set further back from the road and limiting their visibility. K. Wallace asked about the building footprints and B. Brownlee responded that they are almost the exact same footprints.

N. Faesy, as a member of the Energy Committee, stated that she thought it would be terrific not to have to drive to Manchester for gas and that electric car charge spots would be included. B. Brownlee explained the electric car charge issues – fast charge versus long charging. The topsoil piles currently located at the back of the building may be reduced by 1-2 piles. B. Brownlee, in answer to B. Herrmann's question about a previous permit, replied that creating a parking area is a long-term plan. B. Herrmann felt that dangerous conditions existed with the Farmer's Market and parking along Route 30 and K. Wallace suggested a crossing guard or flashing light for traffic control.

Areas to be paved were discussed along with current and future impervious surfaces. C. Wise asked about the underground tanks and B. Brownlee replied that the tanks had to meet State requirements and would have leak sensors and be double walled. Tank size and partitions were also discussed. C. Rawson questioned the permitted uses and B. Brownlee responded that since it is a pre-existing, non-conforming lot which existed before zoning, fuel is an extension of retail. C. Rawson disagreed. K. Wallace read the ZBL Section 10.1.2 ~ Enlargement of Non-Complying Buildings and noted that the question is whether the proposal is more objectionable. B. Brownlee noted that the current barn building is an eyesore which would be improved and made more conforming along with providing a valuable service to the community and strengthening a 175 year family business. K. Wallace asked about lighting and B. Brownlee answered that most of the lighting would be accent lighting that will be on timers and motion sensors. Certain sections of the stores will be open later than others.

K. Wallace felt that the 28 points listed under ZBL Section 3.8.2 had been fully addressed by B. Brownlee's document and T. Yandow stated that he was confident that the information provided was correct. The Board reviewed ZBL Section 3.8.3 ~ Site Development Plan Review ~ Section I through XI. Topics discussed included:

- Traffic
- Landscaping & screening
- Formula based business criteria
- Business survival for future generations of the family
- Foot traffic to keep original store viable
- Permitted use versus commercial use
- ZBL Section 3.8.2 #22 (existing and proposed storm drainage). B. Herrmann felt the black top would create a lot of water drainage issues. T. Yandow noted that this item was addressed in the narrative. G. Kepler pointed out there is negligible change in water flow in the proposal and this is summarized on the drawing. It was also noted that a gentle swale could be created in the front and that the impervious areas were staying the same.
- Lighting (motion sensors & timers) and sign lighting
- Fire & Safety Hazards ~ Fire Department has requested a lock box be installed.
- Sewage and water are mandated by the State (1,100 gallons/day) & a State permit cannot be issued without a proper water supply.
- Parking plan has 46 spaces (9 x 18), but can be configured for 44 spaces (10 x 20). The 46 space configuration would include designated parking for compact vehicles.
- B. Brownlee read a section of the Town Plan (Page 71) calling for "...appropriate business expansion and addition opportunities, as well as avenues to increase the success of existing local businesses."

- The 2013 SWOT (Strengths/Weaknesses/Opportunities/Threats) analysis done by the PC showed one weakness as “no gas station in Town.”
- C. Wise expressed that his biggest concern was a possible separation between the country store and the gas station. He would like to see it remain as one entity. T. Yandow noted that no such criteria exists in the ZBL’s to cover this concern. B. Brownlee added that their goal is to create a sound foundation for the continuation of a generational business.
- Formula Based Business

K. Wallace moved and D. Coss seconded to approve Site Development Plan Review for 2732 VT Route 30 ~ Expansion of Pre-Existing/Non-Conforming Use (General Store) as presented by B. Brownlee with the suggested conditions:

- Increase the grassy area as much as possible in front of new building for drainage purposes
- The business should remain as a single business entity.

Motion carried 7-0 (C. Rawson left meeting before the vote).

Bylaw Discussion ~ Maps of CI Districts, Continued

Revised CI-1 North zone district map was included for Board’s information. Discussion was finished at September’s meeting.

Bylaw Discussion ~ Helipads/Restricted Landing Areas & Bylaw Discussion ~ Formula Based Businesses

By PC Board member consensus, both topics were tabled until next month. S. Thompson noted that he had submitted his thoughts/questions regarding the helipad discussion and C. Wise commented that his two questions would be about decibel range and frequency.

Other Business

None

Public Comments Taken

None

Adjournment

B. Herrmann moved and A. Danaher seconded to adjourn the meeting at 9:45 p.m.

Respectfully submitted,

Nancy Aversano