

Town of Dorset Planning Commission December 2, 2016

Members Present: Danny Pinsonault (Chairman), Brooks Addington (Vice-Chairman), Dave Lawrence, Howard Coolidge, Gay Squire, Brent Herrmann, Carter Rawson

Members Absent: Charlie Wise

Also Present: Tyler Yandow (Zoning Administrator), Nancy Faesy (BCRC Representative), Chris Ponessi (Travers), Merrill Bent (Mazur), Joan Menson, Robert Menson, Clarissa Lennox, D. Green, Kit Wallace, Lindy Bowden, Ellen Maloney

D. Pinsonault, Chairman, opened the meeting at 7:04 p.m.

Chair to Note Any Changes in Agenda

None

Conflicts of Interest

None

Have Board Members Introduce Themselves. Invite Other Attendees To Do The Same and State Why They Are Attending

Approve Minutes of January 5, 2016

G. Squire moved and H. Coolidge seconded to approve the January 5, 2016 minutes as presented. Motion carried 5-0 (B. Addington & B. Herrmann abstained).

Report from the Zoning Administrator

T. Yandow reviewed his report of February 2, 2016 with the Board mentioning:

- The ZBA has approved the Barrows House conditional use & no appeals have been received.
- N. Faesy's BCRC report outlines some details of the Northshire Economic Development Strategy (NEDS) and the people involved. B. Addington, G. Squire, M. Connors and R. Gaiotti are members on this committee. B. Addington noted that a Municipal Planning Grant was received to study ways to improve economic development and the Chamber of Commerce is forming a regional alliance. N. Faesy and B. Addington encouraged everyone to attend a presentation to be held on February 11, 2016 at 5:30 p.m. at the Long Trail School.
- C. Heins has submitted a Vermont Wetlands Permit application and upon approval, the ZA can administratively approve a boundary line adjustment.
- The owner of 108 Church Street is in the process of correcting the design of the porch columns which were in violation of his permit. T. Yandow to discuss further

with the DRB Board.

- A Code of Ethics is required by State Statute to be adopted by appointed Boards. A copy of the Vermont Land Use Education & Training Collaborative rules were included in the PC packets. T. Yandow asked the members to review this document in order to discuss at an upcoming PC meeting. He noted that this would be considered a change to the ZBL which would require two Public Hearings for adaptation.
- T. Yandow suggested starting a discussion regarding the legalization of marijuana and the possibility of retail stores in Dorset.
- A. Calfee is creating a “net zero” energy house at 2999 Route 30 and invites interested parties to contact him (sv.sunrise167@gmail.com) with any questions.
- J. Hand emailed information about three workshops to be held regarding cold climate heat pumps: Thursday, February 11th at 6:30 p.m. at Woodstock Town Hall Theatre; Thursday, February 18th at 7:00 p.m. at Castleton University Campus Center (Rm. 1787); and Thursday, March 10th at 7:00 p.m. at Bennington College, CAPA Symposium. Contact Jane Pappas, Heat Squad at 802-797-8611 for questions.
- The Dorset Senior’s luncheon held at the Wilson House on February 26th will have Joe Soulia (Casella) as a guest speaker. The topic will be current and future recycling requirements.
- A copy of the draft, revised criteria for the Historic District created by the DRB has been included in the PC packet. DRB members have asked the PC Board to review and comment on the revisions.

N. Faesy explained that she had contacted J. Sullivan of the BCRC so that he could get in touch with Julie Compoli, an Urban Designer and author who does guest speaking engagements. J. Compoli has agreed to a Dorset presentation and N. Faesy requested that the PC Board give consideration and agreement to having this presentation in a neutral setting for an exchange of ideas between all interested parties. T. Yandow, N. Faesy and J. Menson all agreed that having J. Compoli as a guest speaker would be a benefit to the Town. B. Addington hoped that this would not be a repeat of previous presentations and T. Yandow noted that J. Compoli can speak to a vision particular to Dorset, not just general ideas. D. Pinsonault thought the presentation might be a benefit to make things more understandable between the PC and the public. B. Addington recommended that the presentation focus on Dorset, not just small towns in general. D. Lawrence asked if the SB approved the cost involved and T. Yandow replied yes.

Report from the Design Review Board

The DRB did not have a meeting, but it was noted that the PC Board members received the draft DRB zoning bylaw criteria in their email packets. D. Pinsonault asked that review of the DRB criteria be done a little at a time at each PC meeting and this should be placed on future agendas.

Site Development Plan review: Aerie Motel Restaurant & Special Events Building, CI-1 Zone. 158 Bowen Hill Road, East Dorset, VT. Applicant: Rick & Brenda Travers. Owner: Same.

C. Ponessi, Mance Engineering Partners, P.C., representing the Traver’s noted that the property is located off Route 7 on Bowen Hill Road. He explained that the owners wanted to construct a

restaurant and event barn for weddings, retreats, BBQ's, cook-outs, etc. mostly for the busy horse show period. The facility would be located in a grass field with caterer and handicap access to the rear of the building. The hotel is open April through October. The structure would be a wood-framed Morton building having an open room with kitchen and bathrooms located in the back and a covered front patio. C. Ponessi stated that the building would have a working kitchen, but would not operate as a full time restaurant. Other items mentioned: soil tests were good; area has well-draining gravel; grass parking location for guests (80-100 spaces); safety/decorative lighting installation and an Act 250 hearing will be necessary. D. Pinsonault asked if the lights would be seen from Route 7 and D. Ponessi responded no as the lights would only be on occasionally. G. Squire asked what the size of the building would be and C. Ponessi replied 4,300 SF. Landscaping and a picture garden would be done and a landscaping plan can be provided if needed. D. Lawrence mentioned that this was a good location for this as it is not visible from anywhere.

ZBL Section 3.8.2 was reviewed with the following items discussed:

- #12. Parking spaces are not dimensioned, but are shown on the drawing. T. Yandow noted that he counted 81 spaces.
- #13. Projected number of daily vehicular round trips generated ~ C. Ponessi stated that there would be minimal increase and expected that during events there might be 70-90 cars arriving within one hour and leaving within one hour of each other. B. Addington asked how many events in a week/month and C. Ponessi said approximately two-three per week during the horse show and one event per weekend during April to October.
- #14. Site distances ~ T. Yandow asked that sight distances be added to the drawing for Route 7.
- #19. Fire Protection ~ C. Ponessi noted that he has left a message for Howie, but has not heard back yet. The fire protection letter is needed.
- #22. Existing & proposed storm drainage ~ C. Ponessi noted that permits are needed from the State.
- #27. Location of all existing & proposed utilities on the subject lot and within a distance of 200 feet from the subject lot is needed.

Review of ZBL Section 3.8.3:

IV. Lighting ~ Lighting needs to be shown on the drawing.

M. Bent, representing Bob and Evelyn Mazur, stated that her clients have expressed concerns regarding the proposed event facility as there are deed restrictions on the property and the ZBL's only allows a restaurant whereby food and beverages are served to seated customers. She contended that an event space is not a permitted use in this zone. It was also noted that the deed restriction between the prior owners runs with the land unless the other property owner wants to release the restriction. B. Addington commented that there have been lengthy discussions on the

use of an inn and an event space being considered a regular part of an inn. M. Bent said that it was a matter of permitted use and T. Yandow noted that in a CI-1 zone, this was a lower impact than most other uses and could be considered as accessory to the existing use. C. Ponessi noted that this would not be a full time restaurant and would have seated guests except for cocktail hours. D. Pinsonault suggested that the two owners discuss the issue. M. Bent mentioned that there would be added traffic, noise, guests, alcohol, parking and smoke and wanted to make the Board aware of the deed restrictions and ZBL regulation.

B. Herrmann moved and H. Coolidge seconded to approve the Site Development Plan Review for the Aerie Motel (Rick & Brenda Travers) as presented with the following conditions:

1. Sight distances be added to the drawing for Route 7.
2. The fire protection letter is needed.
3. Location of all existing & proposed utilities on the subject lot and within a distance of 200 feet from the subject lot to be delineated on the drawing.
4. Approval received for the Act 250, Water and Waste Water and storm drainage.

Motion carried 7-0.

Discussion of Adoption of Rules of Procedure & Ethics

T. Yandow stated that the State requires the adoption of rules of procedure and ethics by Boards and has included in the email packet a copy of the Vermont Land Use Education and Training Collaborative manual. It was the consensus of the Board members to review the manual for the next PC meeting in order to discuss and vote on adoption.

Discussion of Future Bylaw Amendments Relating to Legalization of Marijuana

T. Yandow noted that this topic keeps coming up in the VLCT news and Weekly Legislative reports and D. Pinsonault pointed out that this was not about medical marijuana dispensaries, but about retail sale if it is legalized. It was the consensus of the Board members to table the discussion until next month.

Public Comments Taken

None

Other Business

The regular monthly meeting of the Planning Commission Board will be moved to Wednesday, March 2, 2016 because of Town Meeting.

Adjournment

C. Rawson moved and H. Coolidge seconded to adjourn the meeting at 8:55 p.m.

Respectfully submitted,

Nancy Aversano