

Town of Dorset Planning Commission September 1, 2015

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

Members Absent: Howard Coolidge, Charlie Wise

Also Present: Tyler Yandow (Zoning Administrator), Steve Bryant (Barrows House), Kevin Gecha (Barrows House), Ramsey Gourd (Barrows House), Jack Gilbert, Lindy Bowden, Kit Wallace (DRB), Tracey Mathyas, Peter Palmer (DRB), Janet St. Germain, Linda McGinnis, D. Green, Ruth Tanenhaus, Edward Tanenhaus, D. Streeter, Robin Chandler, Suzanne Hittle, Richard Hittle, John Cave, Clarissa Lennox, Justine Cook, Richard Pistell, Jackie Pistell, John LaVecchia, Bob Allen, Karen Allen, Michael Bickford, Arnold Gottlieb, Carol Gottlieb, Jim Sullivan (BCRC), Megan Thorn, Angela Arkway, Henry Chandler

D. Pinsonault, Chairman, opened the meeting at 7:01 p.m.

Chair to Note Any Changes in Agenda

None

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

Board members introduced themselves.

Approve Minutes of May 6, 2015

D. Lawrence moved and G. Squire seconded to approve the August 4, 2015 minutes as presented. Motion carried 5-0 (K. Manly abstained & C. Rawson was not present yet)

Report from the Zoning Administrator

T. Yandow reported as follows:

- The Albertsson application before the ZBA members was continued from August 10, 2015 to August 31, 2015 in the hope that the applicant would reconfigure the boundary line adjustment to conform to the ZBL. At the August 31st meeting the ZBA denied the non-complying application presented and a conforming application is expected to be submitted to the ZA. T. Yandow explained to B. Addington the basis of the variance denial for the boundary line adjustment.
- Zoning Bylaw booklet ~ printing of booklet is expected shortly
- BCRC ~ J. Sullivan will be giving a presentation tonight
- State Division of Historic Preservation ~ T. Yandow urged all Town Board members and the public to attend a presentation given by D. Coleman at the regular meeting of the

Design Review Board to be held on September 15, 2015 at 5:30 p.m. at the Town Office.

- T. Yandow reviewed the issuance of permits.

Report from the Design Review Board

August 19, 2015

- Berkshire Bank Sign ~ K. Wallace explained that the Board members had discussed the font, material and the non-historic nature of the sign, but gave approval as there are no specific sign criteria to follow and the DRB could not dictate terms.
- Barrows House ~ This portion of the DRB meeting did not have a quorum as L. Bowden had to recuse herself due to being an abutting neighbor to the project. The DRB will be scheduling another meeting for an August 25th site visit.
- Historic District Criteria Amendments ~ moving forward with editing, contact list and cover letter to the PC
- The next scheduled DRB regular meeting will be September 16th at 5:30 p.m. at the Town Office.

August 25, 2015

- Barrows House Event Barn ~ K. Wallace noted that the DRB Board had a site visit at the Barrows House where the corners of the patio and building were staked and the peak height shown. It was noted that the Board reviewed the criteria and the proposal met the design, size and dimensions for the Historic District. The Board requested that the retaining wall not be constructed of pavers and the applicant is awaiting approval on material to be submitted. K. Wallace noted that any people who had issues with the project were told to raise the subject with the PC.

G. Squire moved and B. Herrmann seconded to approve the DRB minutes of August 19, 2015 and August 25, 2015 as submitted. Motion carried 7-0.

3156 Route 30, Barrows House. Site Development Plan Review for Proposed Event Barn & Patio

R. Gourd, representative for the Barrows House, stated that the site location was the same as the previous application location with a 2,000 SF footprint which meets all the zoning bylaw criteria. A screening of trees will be planted for the adjoining neighbor (L. Bowden). The structure will allow events to not be dependent upon weather and help keep sound to a minimum. T. Yandow noted that everything that is required to be included on the site drawings is present, but issues have been raised by the public.

Zoning Bylaw Section 3.8.2 ~ Site Development Plan Requirements was reviewed by the Board with the following items mentioned:

- #12. Vehicular Trips & Parking ~ additional parking on the lawn to be the same as the previous application
- #18 & #21. Proposed water supply & Location of potable water ~ installation of a well
- #19. Fire Protection ~ Letter from Fire Chief was received approving upgraded access for firefighting.

Zoning Bylaw Section 3.8.3 ~ Site Development Plan Review was gone over by the Board with the following items mentioned:

i. Traffic Access & Safety: T. Yandow explained that a separate document was prepared by the applicant to clarify traffic and parking. B. Addington noted that nothing has changed from the previous application except that it is a smaller barn with smaller events which should have less traffic and parking issues. D. Pinsonault asked about controlling parking on the sides of the roads and S. Bryant responded that this was covered in the document which noted that staff will be directing guests to appropriate parking areas. C. Rawson commented that a smaller event barn cannot support much larger events than occur under the tents, so this should not increase traffic.

vi. Noise: D. Pinsonault noted that everyone wants business in Town, but also wants peace of mind for the residents and having a structure should be a plus for minimizing noise. L. Bowden read from a prepared statement regarding an “access by right-of-way” in her deed and also about excessive noise (copy attached). S. Bryant responded that the previous owner had held significant events on property and that L. Bowden had previously been in support of a 3,500 SF facility. He noted that the Barrows House needs to stay competitive with other area venues and have flexibility. In response to D. Pinsonault question about an earlier noisy event at the Barrows House, S. Bryant responded that they do not have control over the choice of flowers, bands, etc., but would try their best to minimize objectionable noise. G. Squire suggested approaching the Select Board regarding a noise ordinance. S. Bryant said that event noises were shut down at 11:00 p.m. and the staff stays until 2:00 a.m. to supervise any remaining guests. B. Addington commented that having a building would help contain noise levels as there is nothing to stop the applicant from having multiple tents with a lot more people creating outside noise.

E. Tanenhaus referenced a 2014 discussion which negotiated 8-9 quality of life issues with regard to an event barn for the Barrows House. He urged the PC to read the document and incorporate it into the permit if approved (copy attached). E. Tanenhaus requested that events held in tents should have the flaps closed to mitigate noise and S. Bryant replied that the tents are not air conditioned, but an event barn would be. C. Rawson stated that in a Site Development Plan review, the PC has to be objective as to whether the applicant complies with the ZBL’s or not and some issues can be solved with discussions between neighbors. M. Thorn requested that, if a noise ordinance is approved after an approval is given to the Barrows House, they would not be grandfathered with regard to the ordinance. B. Addington remarked that most establishments in Dorset would supersede a new ordinance and a new ordinance would be about fair play for everyone. J. Cook asked about firefighting ability because the fire hydrants in the Village do not work and D. Pinsonault responded that all buildings in the Village face the same issue. B. Herrmann suggested J. Cook talk to the Prudential Committee. J. Gilbert raised the issue of inadequate parking for the number of people attending an event and staff. He requested the Board to study the numbers and review the designated parking spaces. D. Pinsonault asked that the applicant designate adequate parking spaces on the site plan and S. Bryant will do so. R. Pistell asked if events will be limited to the event

barn or would it be possible to use outside tents too. S. Bryant said that it was not their intent to have two events at the same time and D. Pinsonault noted that he would have the ability to do so, but would have to live up to all criteria if doing so. J. Gilbert referenced ZBL Section 6.3.2 ~ Increased Intensity of Use and T. Yandow clarified that this section was a list of increased intensity of use which triggers a Site Development Plan review, but they were not requirements.

C. Lennox asked about stipulating the size and number of events and B. Addington noted that limitations are in place through parking and also, if the SB addresses noise issues. He further commented that, in his opinion, there would be less noise with a building. L. McGuinness remarked that the owner controls the noise levels and previous events under her ownership were not as large as stated. R. Gourd responded yes, that there would be an Act 250 review to L. McGuinness' question. J. LaVecchia asked if the application was properly warned and T. Yandow replied yes, it was properly warned and the packets were given to the PC Board one week prior to the meeting as this is the Board's practice in order to get applications in front of them in a timely fashion. Discussion also included: more frequent events; making building available for community events; location of emergency generator and issuing Findings of Fact.

B. Hermann moved and G. Squire seconded to close the Public Hearing at 9:05 p.m. to enter into a Deliberative Session to be held at a later date and decision to be made within 45 days. Motion carried 6-1 (B. Addington opposed).

Board discussed parking and noise as being the primary concern of the public and R. Gourd noted that noise will be reviewed at the Act 250 level and that there will be a higher density insulation and/or spray foam for the event barn which would mitigate the noise issue.

Jim Sullivan/BCRC Presentation: Essentials of Land Use Planning & Regulation; Development Review Boards

J. Sullivan handed out a presentation document which he read and is available upon request. Topics included:

- sustainable communities
- creating a Development Review Board
- issues of staffing a Development Review Board and a Planning Commission\
- advantages and disadvantages for having these two Boards
- permitting processes and planning would be separately handled
- creation of waivers versus variances
- ability to look at qualitative issues
- writing findings of fact
- valuable information at Vermont Planning Information Center (www.vpic.info)
- adoption of written rules such as conflict of interest policy

20% Slope Regulations, Discussion Continued

Discussion tabled.

Public Comments Taken

None

Other Business

None

Adjournment

G. Squire moved and B. Herrmann seconded to adjourn the meeting at 10:25 p.m. Motion carried 7-0.

Respectfully submitted,

Nancy Aversano

Town of Dorset ~ Planning Commission

Date 9/1/15

Regular Meeting X

Special Meeting

(Please Print)

Testifying

Name	Address	Representing	(Yes or No)
STEVEN BRYANT	3156 RT 30	BARROWS HOUSE	MAYBE
Kevin Gecha		Barrows House	
Ramsay Gougeon	P.O. Box 300 - 05257	"	yes
Jack Gilbert	Po Box 493 Dorset	SELF	?
Lindy Bowden	PO Box 874 "	"	yes
Kit Wallace	2173 Upper Hollow Rd.	DRB	Yes
Tracey Mathyas	799 Kirby Hollow, Dorset	SELF	PERHAPS.
Peter Palmer	49 Morse Hill Rd. E. Dorset	DRB	?
Janet St. Germain	Lupper Hollow, Dorset	Self	No
LINDA MCGINNIS	P.O. Box 784, Dorset	SELF	PROBABLY
D. GREEN	POB 881	"	"
Ruth Tanenhaus	35 Barrows Heights Lane	self	no
EDWARD TANENHAU	P.O. Box 816	Self	Yes
D. Streets	Edwin Street with an un known	Self	NO
Robin Chandler	Box 210 Danby Mt Rd	self	no
Suzanne Hittle	68 Church St.	self	no
Richard Hittle	68 Church St.	self	no
John Cave	323 uphill lane	self	NO
Clarrissa Lennox	Lower Hollow	"	?
Justine Coode	PO Box 536 2835 Rte. 30, Dorset, VT	SELF	NO
Richard & Jackie Pistell	780 Black Rock Lane	Self	NO

Town of Dorset ~ Planning Commission

Date 9, 1, 15

Regular Meeting X

Special Meeting

(Please Print)

Testifying

Name	Address	Representing	(Yes or No)
John Lamberchia	P.O. Box 172	self	?
Bob Allen	292 Eagle Ridge	self	No
Karen Allen	292 Eagle Ridge	self	
Michael Birkford	PO Box 727 Dorset	self	No plans
ARON GOTTLIB	PO Box 531 Dorset	self	"
Carol Gottlieb	PO Box 531 Dorset	self	"
Jim Sullivan	BCRC - Bennington	BCRC	Presentation
MEGAN THORN	599 DORSET WEST	self	
Angela ARKWAY	379 Owls Head Hill Lane	self	No.
Henry Chandler	210 Danby Mtn. Rd. Dorset	self	No

Lindy Boulden

I am the abutting neighbor of the BH on the south side and a member of the Design Review Board. I have recused myself from deliberations concerning the Barrows House.

I have 2 comments regarding the application and a few questions.

#9 on
checklist

1. Page 1, "Access by Right-of Way" – I have a quit claim deed of easement on the south eastern boundary of the Barrows House property which should probably be noted on the application.
2. Attached to the application there is a statement about traffic and parking which says "weddings have traditionally been held at the property, under open tents; in the past some of these events have held as many as 300 people".

I have spoken to the 2 previous owners, Linda McGinnis and Sally Brown (who owned the inn from 1986 to 1993) and to the event planner for the Browns and McGinnisses and none of the above remembers any event for 300 people. Nor do I in the almost 20 years I have lived next door. The largest was probably closer to 200. I would like it made clear for the record that there is NOT a precedent of events for 300 people at the Barrows House.

Our Village Commercial zone is also a nationally designated historic district. Living together in this mixed use zone demands mutual respect.

However, the level of noise from the wedding on August 22 does not bode well for either mixed use or respect.

I had to vacate my house and went to a friend's on the West Rd, where we could still hear the music. Other neighbors I have spoken with were not as fortunate and had to retreat from their patios to behind closed doors and windows.

Our zoning bylaws state in the Site Development Plan Review 3.4.vi (P.11) "No use or business may, under normal conditions, emit objectionable noise beyond the boundaries of the approved Site Development Plan".

Dorset has no noise ordinance...we rely on the state's ordinance that was written in the 1800s That state law is Under Title 13, Chapter 19, Section 1022: I'm not going to read it, it's about shooting guns and ringing bells...

§ 1022. Noise in the nighttime

A person who, between sunset and sunrise, disturbs and breaks the public peace by firing guns, blowing horns or other unnecessary and offensive noise shall be fined not more than \$ 50.00. However, this section shall not prevent a person employing workmen, for the purpose of giving notice to his or her employees, from ringing bells or using whistles or gongs of such size and weight, in such manner, and at such hours as the selectmen of the town, the aldermen of the city, or the trustees of the village may prescribe in writing.

There is obviously a lot of dismay among neighbors - both near and not so near - about the noise which occurs during weddings and other events. There seems to be a movement to ask the Select Board to come up with a noise ordinance which will balance the needs of the businesses with those of the residents and visitors in a mixed use area like the Historic District.

I think Dorset needs to consider its own Noise Ordinance. Vermont law clearly leaves it to the municipalities to govern noise. I believe there is also the ability to apply noise restrictions through Act 250.

I request that language be inserted into the Planning Commission's decision which states that, should the town come up with a noise ordinance; the Barrows House shall NOT be grandfathered under the existing rules, but that they be required to comply with the new regulations.

Some things to consider:

What will be the permitted days and respective hours of use?

What sound level will be allowed? How will this be enforced?

How will non-resident guests be encouraged to leave the premises after 11 PM and how will guests of the Inn be monitored for noise control? This is a huge

concern of mine since the new patio will be right next to my house. Noise from the current patio has gone on well after midnight and once awakened my son after 3:00a.m.

Will outdoor music be permitted on the open patio? If so, what days, hours, and sound levels will be permitted? How will this be enforced?

If the events are in a tent on the patio, how will the noise be abated and will that tent come down after each event?

And what about **lighting**? Design Review Criteria states:

4.2.2 "...the introduction of new lighting that diminishes the overall historic character of the historic structure or site is not permitted".

There is no lighting referenced on the plans for the new patio. The permanent gas torches on the current patio were not on the original renovation plans and should not be permitted on the new patio.

On a personal level, these issues have a huge impact not only on my (and my neighbor's) quality of life, but they will absolutely lead to the permanent impairment of the value of my property

And finally, (this is from the 12/3/13 PC minutes and refers to the 4700 sf barn), when asked what the driving force was for the size, Ramsey Gourd replied that "the size is driven by the hospitality business formula of booking events". I would like to know if you are planning smaller events since this is a smaller building or if the combined 4175 sq. ft. of patio and barn **means you are planning weddings of the size proposed for your earlier building – 175 to 200. This is important for its impact on parking space requirements, traffic plans, water usage, noise, air pollution, and the range of impacts on neighbors. I strongly urge the Planning Commission to not rush to a decision but to take the time to get real answers to the question of what are the ultimate goals of these Barrows House plans and to make sure that those goals work both for the Barrows House and for the neighbors and the entire Historic District.**

SCHEDULE A

Being all and the same lands and premises conveyed to Lynn O. Bowden by Warranty deed of Anita H. Murray, Helen Judith Holcombe and Theodore W. Hummel dated October 28, 1996 and recorded October 29, 1996 in Book 97 at Page 851 of the Dorset Land Records; and

It being all and the same lands and premises conveyed to Theodore Weygandt Hummel, Anita Hummel Murray, and Helen Judith Holcombe by Warranty Deed of Charles U. Hummel and Helen W. Hummel dated February 8, 1972 and recorded in Book 49 at Page 159 of the Dorset Land Records, and being more particularly described therein as follows:

"Being a certain parcel of land, with the buildings thereon standing, located on the easterly side of the main highway (Rt. #30) leading through the Village of Dorset, described as follows:

"Beginning at a point on the easterly side of said highway at the west end of the center of a stone wall, said point marking the northwest corner of lands of Maple Hill Cemetery; thence North 26° West along the easterly side of said highway 118.0 feet to an iron stake set in the ground on the northerly side of a 12" spruce tree; thence North 63°50' East along lands of Barrows 331 feet to an iron stake set in the ground on the easterly side of an 18" blue spruce tree; thence North 82°31' (sic) East along lands of Barrows 203.6 feet to an iron stake driven in the ground on the northeast side of a 20" elm tree and at or near the west line of a 30 foot strip of land of said Barrows used or designated as a roadway or right of way; thence in three courses along the westerly side of said strip of land as follows: South 56° East 71 feet to an iron stake, South 70°20' (sic) East 77 feet to an iron stake, and South 12°20' East 70 feet to an iron stake set in the ground on the north side of the wall marking the northerly line of said Cemetery lands; thence running westerly along said wall and said Cemetery lands about 618 feet to the point of Beginning. Together with all the rights of the Grantors in and to the center of said highway abutting said parcel on the west.

"The above description has been prepared from a survey made by Heman Chase of Alstead, New Hampshire, dated September 24, 1959.

"Said parcel was conveyed to the Grantors herein by deed from Elizabeth Strong Hayden, dated October 19, 1959 and recorded on October 30, 1959 in the office of the Dorset Town Clerk in Book 44, Page 142 of Land Records."

Also included with the premises, by way of quitclaim only, is a certain ~~right of way~~ conveyed to the Grantors' parents, Charles U. Hummel and Helen W. Hummel, by Warranty Deed of William G. Barrows and Harriet H. Barrows dated December 15, 1961 and recorded on December 26, 1961 in Book 44 at Page 442 of the Dorset Land Records, and being more particularly described therein as follows:

"A right of way for all purposes of travel by foot and vehicle over, across and upon a strip of land 30 feet in width used or designated as a roadway or right of way adjoining on the east the lands conveyed to said Hummels by Elizabeth Strong Hayden by deed dated October 30, 1959, recorded i Volume 44 at Page 142 of the Dorset Land Records, said right of way running thence northerly across the lands of the Grantors to the roadway or right of way leading to the premises of Osborne Halsted and wife, and thence along said last mentioned roadway to the southerly line of the highway which leads from Dorset Village to Dorset Hollow.

"The right of way herein conveyed is a right of way in common with the Grantors, their heirs and assigns, and in common with others."

QUITCLAIM DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That I, MARION T. ALLEN, of Dorset, in the County of Bennington and State of Vermont, Grantor, in the consideration of One Dollar and other good and valuable consideration paid to my full satisfaction by LYNN O. BOWDEN, of Dorset, in the County of Bennington and State of Vermont, Grantee, have remised, released and forever quitclaimed unto the said Grantee, her successors and assigns, an easement over a certain piece of land located in Dorset, in the County of Bennington, and State of Vermont owned by the Grantor herein by virtue of the Warranty Deed of Malcolm E. Cooper to the Grantor herein, Marion T. Allen, and her late husband, Roy O. Allen, dated September 16, 1985 and recorded in Book 65 at Page 213 of the Dorset Land Records. The said easement is more particularly described as follows, viz:

It being a certain right of way conveyed to Charles U. Hummel and Helen W. Hummel by Warranty Deed of William G. Barrows and Harriet H. Barrows dated December 15, 1961 and recorded on December 26, 1961 in Book 44 at Page 442 of the Dorset Land Records, and being more particularly described therein as follows:

"A right of way for all purposes of travel by foot and vehicle over, across and upon a strip of land 30 feet in width used or designated as a roadway or right of way adjoining on the east the lands conveyed to said Hummels by Elizabeth Strong Hayden by deed dated October 30, 1959, recorded in Volume 44 at Page 142 of the Dorset Land Records, said right of way running thence northerly across the lands of the Grantors to the roadway or right of way leading to the premises of Osborne Halsted and wife, and thence along said last mentioned roadway to the southerly line of the highway which leads from Dorset Village to Dorset Hollow.

"The right of way herein conveyed is a right of way in common with the Grantors, their heirs and assigns, and in common with others."

TO HAVE AND TO HOLD said right and title in and to the said quitclaimed premises, with all of the appurtenances thereof, to the said Grantee, her heirs and assigns forever. And furthermore, MARION T. ALLEN does, for herself and for her heirs and assigns, covenant with the said LYNN O. BOWDEN, her heirs and assigns, that from and after the ensealing of these

presents, the said MARION T. ALLEN will have and claim no right in or to the said quitclaimed premises, except as noted hereinabove.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 24th day of October, 1996.

In Presence of:

Kevin M. O'Toole
Witness

Marion T. Allen
MARION T. ALLEN

STATE OF VERMONT
COUNTY OF BENNINGTON, SS

At Dorset, Vermont this 24th day of October, 1996, Marion T. Allen personally appeared before me and acknowledged the foregoing Quitclaim Deed of Easement, by her sealed and subscribed, to be her free act and deed.

Before Me:

Kevin M. O'Toole
Notary Public

My Commission Expires: 2/10/99

[Quitclai.Hum(r)]

Dorset Town Clerk's Office
Dorset, Vermont
Received for Record 29th
Day of October A.D., 1996
At 10 o'clock and 05 minutes A.M.
And recorded in Vol. 97 Page 867
of Records.
Dorise M. McBeck
Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
ACKNOWLEDGMENT
Return Rec'd. Tax Paid - Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. _____
Signed Dorise M. McBeck
Date October 29 1996



~~✖~~
Tyler, Please forward to Dorset PC. Sent to DRB on 1/29. Thank you.

Edward Tanenhaus <etanenhaus@gmail.com>
To: "dorsetza@gmail.com" <dorsetza@gmail.com>

Fri, Jan 31, 2014 at 10:27 AM

Bob,

On behalf of the Barrows House abutting landowners, let me thank you for the courtesy shown to me at your last meeting.

We would appreciate it if the Minutes would reflect that Steve committed to add screening to the "valet parking area" and on the eastern side of the Event Barn to deal with light coming from the Barn doors and windows after sunset.

Thank you.

Ed Tanenhaus

Edward D. Tanenhaus
P.O. Box 816
35 Barrows Heights Lane
Dorset, VT 05251
(802) 867-7088
etanenhaus@gmail.com

~~✖~~ See 02/04 PC Minutes
ETS asked that
this memo be
included in
minutes.
Ask Bryant to
acknowledge.
Bryant simply
wants "Event"
to be
"Special
Event"



DRB Meeting 01/24/2014

Edward Tanenhaus <etanenhaus@gmail.com>
To: bob@escherdesigninc.com
Cc: "dorsetza@gmail.com" <dorsetza@gmail.com>

Wed, Jan 29, 2014 at 2:40 PM

Bob,

On behalf of the Barrows House abutting landowners, let me thank you for the courtesy shown to me at your last meeting.

We would appreciate it if the Minutes would reflect that Steve committed to add screening to the "valet parking area" and on the eastern side of the Event Barn to deal with light coming from the Barn doors and windows after sunset.

Thank you.

Ed Tanenhaus

--
Edward D. Tanenhaus
P.O. Box 816
35 Barrows Heights Lane
Dorset, VT 05251
(802) 867-7088
etanenhaus@gmail.com

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EDWARD TANENHAUS
P.O. Box 816
Dorset, VT 05251
(802) 867-7088
etankenhaus@gmail.com

Date: 01/21/2014

TO: TYLER YANDOW ZONING ADMINISTRATOR

FROM: ED TANENHAUS

RE: MEMO EVENTS BARN BARROWS HOUSE

FAX: 802-362-5156

TYLER:

Please find a Memo to be
submitted to the Planning Commission
on behalf of abutting land owners.

Thank you.

Ed Tanenhaus

of page 4 (incl. cover sheet)

MEMO

January 19, 2014

TO: Dorset Planning Commission
Town of Dorset
PO Box 715
112 Mad Tom Road
East Dorset, VT 05253

FROM: Ed and Ruth Tanenhaus
CC: Abutting Landowners (see Memo 1/06/2014)

RE: Barrows House Proposed Events Barn

STATUS UPDATE

PROGRESS

On January 6, 2014, a group of abutting landowners sent a Memo to the Commission. It set forth our legitimate concerns should the proposed Events Barn be built. Our issues fell into two major categories: Safety and Quality of Life.

After the recent Site Visit, my wife Ruth and I were invited by Steve Bryant to sit down with him and his Event Coordinator Colleen Clifton-Palmer to discuss our concerns. Although issues still remain (see, p.3), the meeting was businesslike and clearly productive.

Resolved Issues

- During all events, incoming and outgoing traffic will use the Barrows House entrance/exit on Route 30.
- During all events, there will be no parking allowed on Barrows Heights Lane and appropriate, traditional and permanent signage will be put in place. (E.g., "No Parking During Barrows House Events").
- The area surrounding the Events Barn, up to but not including the patio/fire pit area will be designated a "No Smoking Area." Smokers will be specifically directed to the patio/fire pit area next to the main building.
- On the morning following an event, a Barrows House employee will clean up trash and litter, if any, on Dorset Hollow Road, Barrows Heights Lane and the properties of abutting landowners.

- At least two senior representatives of Barrows House such as Manager Richard Hoyt and Event Planner Colleen Clifton-Palmer will be present on site from the beginning of the event until all stragglers are gathered in the bar area (inside) or have exited the property.
- These two representatives will be joined from time to time by other members of the Barrows House and Dorset Inn staffs, as deemed necessary. (Colleen is working on a roster of possible staff additions including their respective duties and responsibilities).

We would respectfully request that the agreed "Resolved Issues" set forth above be included as Conditions to any Permit which may be issued.

Comments

- Colleen recognizes that guests of the bride and groom, from time to time, can be loud and raucous. She advised us of her professional experiences in dealing successfully with these situations.
- We have suggested a backup such as a civilian dressed security person who will report to Colleen. This person, for all practical purposes, will be part of the wallpaper and will provide assistance only at Colleen's specific request. (Our suggestion is currently being reviewed by Steve and Colleen).
- Colleen advised us that Barrows House was consulting with audio engineers to address internal noise soundproofing and sound suppression.

Works in Progress

We are concerned with stealth smokers, particularly in those areas on the eastern and southern sides of the Barrows House Property. During the Site Visit, a ground covering of pine needles, large mounds of dead leaves, branches and other flammable debris could be clearly observed in those areas.

We suggest that those areas be subjected to thorough cleanups on a regular basis, and that fire extinguishers be placed at strategic intervals along those boundaries. (Being considered by Steve and Colleen).

4

We also suggest the use of neatly dressed parking attendants similar to those young adults utilized at the Manchester Music Festival at the Southern Vermont Arts Center. It is important, we believe, that the parking areas not look like the cluttered lots found at county fairs and large, informal community events. (Being considered by Steve and Colleen).

The Road Ahead

No surprises: Fire fighting, fire lanes, emergency planning, water availability and pressure, adequate parking, and appropriate soundproofing and sound suppression.

Conclusion

Ruth, I and the abutting landowners thank Steve and Colleen for their time in listening closely to, and in fact addressing, a number of our concerns.

We also appreciate the Commission's attention to all those matters which will affect us and our respective properties.