

Zoning Office
Ph: (802) 362-4571 x 5
Fax: (802) 362-5156
dorsetza@gmail.com
Hours: Tues. Wed.
Thurs. : 11am-4pm



Town Offices
112 Mad Tom Rd
PO Box 715
East Dorset, VT 05253

TRANSMITTAL

Date: September 30, 2015

To: Barrows House Abutting property owners and hearing participants
See attached lists.

Cc:

Sent Via: USPS, certified mail, return receipt requested

From: Tyler Yandow A.I.A., Zoning Administrator

Attached:

- Planning Commission minutes of September 1, 2015 and September 9, 2015
- Design Review Board minutes of August 19, 2015 and August 25, 2015
- Planning Commission Findings of Fact and Decisions September 25, 2015 re: Site Development Plan Review for Barrows House event barn. Planning Commission Deliberative Session of September 9, 2015

Remarks:

Dorset, VT Town Clerk's Office
Received For Record

at October 1 AD 20 15
at 11 o'clock 00 minutes A M
and recorded in Book 20 Page 533-578
Attest Andie Ammaul Town Clerk

Barrows House
Route30
Dorset, VT

Abutting property owners and mailing addresses:

23-20-010.000
Tanenhaus Family Trust Dated 01/12/2012
PO Box 816
Dorset, VT 05251

23-20-011.000
Ronald and Natalie Quigley
73 Weaver St
Greenwich, CT 06831

23-20-005.000
Tyler W Yandow
126 Dorset Hollow Rd
Dorset, VT 05251

23-20-012.000
Linda B Mcginnis
PO Box 784
Dorset, VT 05251

23-20-003.000
Lynn O Bowden
PO Box 874
Dorset, VT 05251-0874

3115 ROUTE 30
Laura R Beckwith
PO Box 262
Dorset VT 05251

3155 ROUTE 30
George/Janet Wallace Trustees
2173 Upper Hollow Rd
Dorset VT 05251

21 MEADOW LN
Frank A. Molgano, Jr
81 Windward Hill
Dorset VT 05251

3191 ROUTE 30
Frank A Molgano Jr Trustee
PO Box 1592
Manchester Ctr VT 05255

3219 ROUTE 30
Michael L Bickford
PO Box 727
Dorset VT 05251-0727

23 DORSET HOLLOW RD
Wormser Revocable Trust
Brian S. and Marla M. Wormser
8830 E. Orchid Island Cir
Vero Beach, FL 32963

45 DORSET HOLLOW RD
Edward J. & Michelle Howe III
25 Old Camp Ln
Cos Cob, CT 06807

57 DORSET HOLLOW RD
Vivienne Smith
PO Box 633
Dorset VT 05251-0633

22-21-061.000
3228 ROUTE 30
Mary E Heartfield
PO Box 232
Dorset VT 05251

77 DORSET HOLLOW RD
Doris Streeter
77 Dorset Hollow Rd
Dorset VT 05251

101 DORSET HOLLOW RD
William Parsons
91 Sterling Pl
Brooklyn NY 11217

121 DORSET HOLLOW RD
Stephen M & Joan Hazelton
PO Box 35
Dorset VT 05251-0035

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 Gouard	P.O. Box 300 - US252	"	yes.
Jack Gilbert	PO Box 493 Dorset	SELF	?
Lindy Bourden	PO Box 874 "	"	yes
Kot Wallace	2173 Upper Hollow Rd.	DRB	Yes
Tracey Matnyas	799 Kirby Hollow, Dorset	SELF	PERHAPS.
Peter Palmer	49 Morse Hill Rd. E. Dorset	DRB	?
Janet St. Germain	Upper 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 TANENHAUS	P.O. Box 816	Self	Yes
D. Steets	Edwards Hill Dorset	Self	NO
Robin Chandler	Barrows 210 Danby Mtn Rd	self	NO
Suzanne Hittle	68 Church St.	self	no
Richard Hittle	68 Church St.	self	no
John Care	323 uphill lane	self	NO
Charissa Lannoy	Lower Hollow	"	?
Justine Code	PO Box 36 2835 Td. 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 LaScechia	P.O. Box 172	self	7
Bob Allen	292 Eagle Ridge	self	No
Karen Allen	292 Eagle Ridge	self	
Michael Birkhead	PO Box 727 Dorset	self	No plans
ARON GOTTLIB	80 Box 531 Dorset	self	"
Carol Gottlieb	80 Box 531 Dorset	self	"
JIM SULLIVAN	BERC - Bennington	BERC	Presentations
MEGAN THORN	599 Dorset West	self	
Angela ARKWAY	379 Owls Head Hill Lane	self	No
Henry Chandler	200 Danby Mtn. Rd. Dorset	self	No

TOWN OF DORSET

NOTICE OF ZONING PERMIT APPROVAL

Applicant: S. BRYANT
Owner: VT MOUNTAIN RETREATS
Address: 3156 VT ROUTE 30
Project: EVENT BARN

Permit Issued on: 9/30/15
043-2015BU Appeal by: _____

This notice shall be displayed on the building or site, visible from the public right of way, until after the "appeal by" date has passed. Interested parties as defined in state law may appeal administrative permits; only those who participate in public hearings may appeal Board decisions in court.

For more information, contact:
Zoning Administrator Tyler Yandow AIA
112 Mad Tom Road
East Dorset, VT 05253
802-362-4571, E-5

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Planning Commission Findings of Fact and Decisions

September 25, 2015

In re:

Site Development Plan Review for Barrows House event barn
Planning Commission Deliberative Session of September 9, 2015

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves a zoning application submitted by Steven Bryant for an event barn under the Town of Dorset Zoning Bylaw dated August 28, 2013.
2. The application was received by the Zoning Administrator on August 18, 2015.
3. On August 22, 2015 notice of a public hearing was published in the Bennington Banner.
4. On August 28, 2015 notice of a public hearing was published in the Manchester Journal.
5. On August 21, 2015 notice of a public hearing was posted at the following places:
 - a. The town office meeting room.
 - b. The East Dorset Post Office
 - c. The East Dorset General Store (Jiffy Mart).
 - d. H.N. Williams General Store
 - e. The Dorset Post Office
 - f. The Town of Dorset website, www.dorsetvt.org
6. On August 20, 2015 a copy of the notice of a public hearing was emailed to the applicant. On August 24, 2015, a copy of the notice of public hearing was mailed to the following owners of properties adjoining the property subject to the application via USPS, Certified Mail, Return Receipt Requested. See attached list of abutters and copies of Certified Mail receipts.
7. The application was considered by the Planning Commission at a public hearing on September 1, 2015 which was held 7 or more days from date the notice of public hearing was posted and published. The Planning Commission reviewed the application under the Town of Dorset Zoning Bylaw, as amended August 28, 2013, section 3.8, Site Development Plan.
8. On September 1, 2015 a motion was made, seconded, and passed to close the public hearing and enter into a Deliberative Session to be held at a later date.
9. Present at the hearing were the following members of the Planning Commission:

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Danny Pinsonault, Chairman
Brooks Addington, Vice-Chairman
Dave Lawrence
Gay Squire
Brent Herrmann
Kaye Manly
Carter Rawson

10. Present at the hearing were the following individuals:

Representing the applicant:

- Steven Bryant
- Ramsay Gourd, Architect
- Kevin Gecha, Intern Architect

Members of the public:

- See minutes of September 1, 2015 Planning Commission meeting and attached sign in sheets.

11. During the course of the hearing the following exhibits were submitted to the Planning Commission:

- Minutes of Planning Commission meeting of September 1, 2015
- Minutes of the Design Review Board dated August 19, 2015 and August 25, 2015.
- Zoning permit application received August 18, 2015 by the Zoning Administrator.
- Proposed Traffic & Parking narrative
- Site Plan S-1.1A dated 9 Sept. 15
- Site Plan S-1.2 dated 25 August 15
- Utilities Diagram S-1.3 dated 25 August 15
- Floor Plan A-1.1 dated 25 August 15
- Elevations A-2.1 dated 25 August 15
- Elevations A-2.2 dated 25 August 15
- Building specifications dated 18 August 15
- Letter from Lindy Bowden, no date, approximately 3 pages
- Right of Way Deed from Lindy Bowden recorded in book 97 page 867 of the Town of Dorset Land Records, along with partial survey showing R.O.W.
- Email from Ed Tanenhaus to Bob Escher dated 01/24/2014
- Hand written note from Ed Tanenhaus to Tyler Yandow dated 01/21/2014, 1 page
- Memo from Ed and Ruth Tanenhaus to Dorset Planning Commission dated January 19, 2014
- Email from Vivienne Smith to the Zoning Administrator dated Sep. 1, 2015
- Email from George Keady to Zoning Administrator and Danny Pinsonault dated Aug. 31, 2015.
- Hand written note from Doris Streeter dated Aug. 31, 2015 giving proxy to Ed

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Tanenhaus.

- Letter from Dorset Fire Chief Alan Casey to Barrows House dated August 27, 2015.
- Copies of certified mail receipts to abutting property owners from Steven Bryant, postmarked 08/24/2015.
- Copy of posting for public hearing by Zoning Administrator date August 21, 2015.
- Legal ad order confirmation from Bennington Banner dated 8/22/2015.
- Legal ad published in Manchester Journal August 28, 2015.

12. Materials submitted after the hearing was closed which cannot be considered as evidence:

- Email from Lindy Bowden to Rob Gaiotti, Danny Pinsonault, Chris Brooks, and Tyler Yandow dated Sep. 7, 2015.
- Emails to and from Clarissa Lenox to the Dorset Selectboard dated Sep. 4, 2015.
- Letter from Phyllis Binkley to town manager Rob Gaiotti dated September 6, 2015.

The exhibits listed in items 11 and 12 are available at the Zoning Administrator's office.

13. During the hearing, the Planning Commission afforded those persons wishing to achieve status as an interested person an opportunity under 24 V.S.A. § 4465(b) to demonstrate that the criteria set forth in that statute could be met. A record of the name and address of persons wishing status as an interested person, a summary of their evidence with regard to the criteria, and a record of their participation at the hearing is attached hereto in the form of meeting minutes.

FINDINGS

Based on the application, testimony, exhibits, and other evidence, the Planning Commission makes the following findings:

1. The applicant seeks to obtain a zoning permit for an event barn.
2. Notice of Public Hearing was posted on August 21, 2015 and published in the Bennington Banner on Aug. 22, 2015 which is at least 7 days from the date of the September 1, 2015 hearing as required under 24 V.S.A. § 4464.
3. The subject property is a 5.9 acre parcel located at 3156 VT Route 30 in the Town of Dorset, tax map # 23- 20 - 004. The property is more fully described in a deed from recorded in book 169, page(s) 378 of the Town of Dorset Land Records.
4. The property is located in the Village Commercial and Design overlay zoning districts as described on the Town of Dorset Zoning Map which is part of the zoning Bylaw dated August



28, 2013.

5. Other facts pertinent to the decision:

1. The Barrows House is an inn. This is a permitted use requiring Site Development Plan review per Bylaw §6.3.4(b)6.
2. Accessory uses customarily incidental to a permitted use on the same lot are permitted in Bylaw §6.3.6.1.
3. The length and width of the proposed building are 55' x 35'.
4. The height of the proposed building is 29' – 11" and is less than or equal to the maximum allowable height of 35' permitted in §6.3.7.
5. The footprint of the proposed building is 1925 square feet, and is less than or equal to the maximum allowable footprint of 2000 sq. ft. in §6.3.7.
6. The setbacks of the proposed building are: front 185', left side 295', right side N/A, and rear 400'. These dimensions are less than or equal to the minimum setbacks permitted in §6.3.7 which are 30' front yard, 15' side yard, and 25' rear yard.
7. The maximum open space (not covered by buildings, drives, and parking) on the lot is 75% which is greater than or equal to the minimum allowable coverage in §6.3.7 which is 40%.
8. Access to the lot is from the following roads, and, or highways in the Town of Dorset:
 - i. VT Route 30
 - ii. Dorset Hollow Rd
9. New curb cuts will not be required.
10. The number of parking spaces available for the project is 83, and is shown on the site plan submitted by the applicant dated 9 Sept. 2015.
11. Proposed landscaping and screening will consist of a double staggered row of an appropriate, deer resistant evergreen species that is quick growing located along the south end of the barn between the barn and the property line of Lindy Bowden.
12. Proposed lighting will consist of the following:
 - i. 9 path lights in locations shown on sheet S-1.1A dated 9 Sept. 2015. Lights to be custom wood bollard light 80mm x 80mm x 1500mm, with 7 watt LED lamp, color 2700 – 4000K, IP 65.
 - ii. Surface mounted barn lights to be 20" traditional galvanized steel barn light with gooseneck mount. Two will be on the north elevation and four will be on the east elevation.
 - iii. Three recessed 75 watt light fixtures will be located above the entry door on the north elevation.
13. Noise generated by the project can be characterized as that typically found at weddings, receptions, and family gatherings, and may include music from a live band or recordings. Noise generated inside the proposed building will be mitigated by the insulated walls and roof of the building. Noise generated outside the building will be no different from noise presently generated outside.
14. The Dorset/East Dorset Fire Department has stated they can provide adequate fire

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-
- protection for the project. See letter from Chief Alan Casey dated August 27, 2015.
15. Sewage and solid waste disposal will be provided by a new on-site septic system.
 16. Water for the project will be provided by either the Town of Dorset or a new drilled well.
 17. Smoke, dust, odor, noxious gases, and other forms of air pollution will not be produced as a result of the proposed project.
 18. The six "Resolved Issues" referred to in the memo of January 19, 2014 from Ed and Ruth Tanenhaus to the Planning Commission address topics not regulated by the Town of Dorset.

DECISIONS

Based on these findings, the Planning Commission concludes the following:

1. The applicant meets the requirements for a zoning permit for an event barn in the Village Commercial and Design districts.
2. Because the applicant meets these requirements, he is entitled to the zoning permit requested.
3. The Planning Commission encourages neighbors to discuss issues not covered in the Bylaw with the applicant and to reach agreements which suit both parties.
4. Conditions of this permit are as follows:
 - i. This permit is contingent upon approval of an Act 250 amendment and Waste Water & Potable Water Supply permits issued by appropriate State of Vermont agencies.

For the Dorset Planning Commission: Danny Pincusault Chairman PC
(print name, position)

Danny Pincusault
(sign name)

9/30/2015
(date)

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 the 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 Gouard	P.O. Box 300 - 05257	"	Yes
Jack Gilbert	P.O. 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	Upper 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. Steeter	Edwin Steeter permitted authorization	Self	NO
Robin Chandler	POB 210 210 Danby MTR	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

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Testifying

Name	Address	Representing	(Yes or No)
John LaMarchia	P.O. Box 172	self	7
Bob Allen	292 Eagle Ridge	self	No
Karen Allen	292 Eagle Ridge	self	
Michael Birkford	PO Box 727 Dorset	self	No plans
ARDOCTO GOTTLIEB	PO Box 531 Dorset	self	"
Carol Gottlieb	PO Box 531 Dorset	self	"
Jim Sullivan	BCRC - Bennington	BCRC	Presentations
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.

#19 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 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."

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

KEVIN M. O'TOOLE
ATTORNEY AT LAW
P. BOX 766
DORSET, VT 05251
(602) 867-5711

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
Date October A.D. 1996
At 10 o'clock and 05 minutes A.M.
And recorded in Vol. 97 Page 867

of Records

Dorise M. Webster
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. Webster*
Date 10/29/96

CM

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) 857-7088
etanenhaus@gmail.com

~~*~~ See 02/04 PC Minutes
ETS asked that
this memo be
included in
minutes
Alec Boyad to
acknowledge
Briangit 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

①

EDWARD TANENHAUS
P.O. Box 816
Dorset, VT 05251
(802) 967-7088
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 pages 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.

**Town of Dorset Planning Commission
Special Meeting
September 9, 2015**

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

Members Absent: Carter Rawson, Charlie Wise

Also Present: Tyler Yandow (Zoning Administrator)

D. Pinsonault, Chairman, opened the meeting at 6:31 p.m.

B. Addington moved and G. Squire seconded to continue the Deliberative Session from September 1, 2015. Motion carried 7-0.

Deliberative Session ended at 7:35 p.m. motioned by B. Addington and seconded by G. Squire. Motion carried 7-0.

B. Addington moved and G. Squire seconded to approve the Site Development Plan Review for the proposed event barn and patio located at 3156 Route 30 as presented by the Barrows House. Motion carried 6-0 (H. Coolidge abstained)

B. Addington moved and D. Lawrence seconded to adjourn the meeting at 7:40 p.m. Motion carried 7-0.

Respectfully submitted,

Nancy Aversano

DESIGN REVIEW BOARD

OFFICES OF PLANNING COMMISSION
PO BOX 715
EAST DORSET, VT 05253-0715

TELEPHONE (802) 362-4571
FAX (802) 362-5156

DORSET DESIGN REVIEW BOARD

August 19, 2015

Members present: K. Wallace, (Chairman), P. Palmer, L. Bowden.

Also present: Tyler Yandow (ZA), Steve Bryant (Barrows House), Kevin Gecha (Barrows House), John Renzi, Graphic Impact Designs (Berkshire Bank). Danny Pinsonault (Dorset Planning Commission).

Absent: Bev Buber and Jim Clubb, members, Bob Escher, alternate.

Minutes: R. Nawrath

The meeting started at 5:30 pm.

Berkshire Bank Sign

23 Church Street

John Renzi of Graphic Impact Design spoke on behalf of the Berkshire Bank sign application. He gave a general overview of the facts as follows:

- The Berkshire Bank is going through a logo change at all its branches.
- J. Renzi is handling all the branch sign changes in Vermont.

The following plans were presented to support the request for a permit to add signs to the building:

- Three sided graphic sign band: 8" H X 84" W mounted on the front soffit.
- 8" H X 60" W right side soffit
- 8" H X 60" W left side soffit
- This equals one continuous wrap around sign covering the front, left and right sides under the soffit.
- The wrap around sign is on the porch
- The second sign will replace the sign on the east side with one pan wall sign: 8" X 84".
- There will be no internal lights.
- Paint: a matte finish of Pantone Green paint.
- The material is metal, not plastic.

Discussion followed regarding the content of the sign, font and material. Some felt the large X and many dots were not in keeping with the historic feel of the town and district, as laid out in Section 9.2:

... to preserve the historical, architectural or cultural character of the district and to prevent developments which, by their incompatibility with the prevailing building and settlement patterns, will diminish the quality of the prevailing patterns, will diminish the quality of the environment, and consequently the quality of life therein.

Conclusion:

There are no specific criteria related to signs. If the applicant disagrees with the consensus that the signs are not in keeping with the historic character, the DRB will have to approve since the sign type and content is not specifically precluded according to the criteria.

- The project conforms to Criteria 5.5 and 5.5.1.

P. Palmer moved to approve as presented since such a sign is not precluded by the current design criteria.
L. Bowden 2nd the motion.

Approved 3-0.

Barrows House Event Barn
3156 Route 30

Discussion: The DRB did not have a quorum, since L. Bowden had to recuse herself as her property abuts the project. Therefore a formal deliberation and vote cannot occur at this time. K. Wallace will contact all the DRB members and set up a time for a site visit and meeting with a quorum before the Planning Commission meeting on September 1st.

The proposed building is 55' long, 35' wide (1925 square feet footprint) and 29' – 11" high. It is in the same location as the earlier application for a larger building. There is a proposed patio, walkways and landscaping. Since we cannot vote on this now, there was no formal presentation.

P. Palmer had a few comments on the look and structure of the building.
Consider corner boards of 8" instead of 6", although the narrower boards draw the eye so that is a plus
Overhang on drip edge is too long – must be 2' or less according to the criteria.
Cupola a bit modern looking
Make sure the underside of the soffits are closed
Brackets above the double doors look nice
The lights which are specified are good - downward facing.

The DRB will set up a meeting as soon as possible and invite both the Planning Commission and the public for a site visit at the Barrows House property. The DRB will then hold their formal meeting to hear this application.

Moving the criteria forward

- The criteria document is in the hands of Jim Clubb now and we hope to have his edits soon.
- We need a cover letter to send to the PC when it's time for them to review the new criteria.
- Pull addresses of property owners in the Historic District to contact them about the proposed new criteria once it is ready to be sent.
- D. Pinsonault spoke on what he'd like to see in the new DRB Criteria from the PC point of view.

DRB Dates

- The next regularly scheduled meeting will be September 16 at 5:30 pm. At this meeting Devin Coleman of the State Division of Historic Preservation will make a presentation. Topics covered will include the National Register and State Register programs, local historic designations, local review involving historic structures, and local review criteria and standards. PC members are urged to attend.
- Kit will poll the members of the board in re: a meeting between now and September 1, 2015.

The meeting adjourned at 6:50 p.m.

Respectfully Submitted,
Kit Wallace, Chairman

cc: T. Yandow, and the Design Review Board Members, John Ranzi, Steve Bryant, Kevin Gecha
Pdf to Rob Gaiotti

DESIGN REVIEW BOARD

OFFICES OF PLANNING COMMISSION
PO BOX 715
EAST DORSET, VT 05253-0715

TELEPHONE (802) 362-4571
FAX (802) 362-5156

DORSET DESIGN REVIEW BOARD

August 25, 2015

Members present: K. Wallace, (Chairman), P. Palmer, B. Buber.

L. Bowden recused herself as she is an abutting neighbor.

Also present: Steve Bryant, applicant (Barrows House), Kevin Gecha, architect (Ramsay Gourd Architects),
Richard Hoyt (Barrows House), Linda McGinniss, Gay Squire, Steve Jones, Rosalie Fox

Absent: Jim Clubb, member, Bob Escher, alternate member

Minutes: R. Nawrath

The meeting started at 3:00 pm with a site visit at the Barrows House.

Barrows House Event Barn

3156 Route 30

Items noted at the site visit were:

- The wooden structures on the field denote the height at the peak of the roof of the barn at 29'-11".
- The building footprint was denoted with right angle pieces of wood on the corners.
- The patio footprint was also laid out in wood.
- Flags showed how high the 18" retaining wall would be on the east and south sides of the patio.
- The measurements of the patio are 50' X 45'.
- The gazebo will be moved to the east to make room for the patio.
- Two compressors on the south side of the building will be screened.
- A tent may be put up on the patio when needed. When asked, Steve Bryant said that the tent would not be a permanent feature, but would be taken down after each event.

K. Wallace read and cited the criteria for new construction in the Historic District. The project complies with the following criteria:

- 4.3.1 The new construction is in a location which does not diminish, conceal or detract from the historic character of the Barrows House.
- 4.3.2 The new structure complies with the criteria on massing, height and scale in that it is not dissimilar in size and mass from the other cottages on the property.
- 4.3.3 Complies with window and door criteria. The windows will be divided light and double glazed.

Section 5 lists the specific construction guidelines. Relevant sections follow:

- 5.1.2 The location on lot does not detract from the streetscape.
- 5.2.1 and 5.2.2: Exterior will be painted wood clapboards
- 5.2.4 Exterior color will be white

- 5.3.1 and 5.3.2: Windows are regularly spaced and are divided light and double glazed.
- 5.6.1 The proposed patio is located on the side/back of the building. The patio is to be made of concrete pavers to match the existing Barrows House patio. Discussion ensued about appropriate historic materials for the 2 retaining walls on the east and south sides of the patio. It was agreed that the concrete pavers proposed for the patio itself would not be historic in look or feel as wall material. A stone top or stone facing was suggested. The DRB requested final drawings and materials specs for these walls.
- 5.7.1 The roof pitch meets this criteria
- 5.7.3 The roof overhang will be 2 feet or less as per the criteria with finished soffits.
- 5.7.4 Slate roofing is preferred; it is the goal of the Barrows House to have a slate roof.
- 5.8.2 The building is designed to have no foundation showing; the building will hug the ground as much as possible.

Question on the landscaping and screening: a double staggered row of an appropriate, deer resistant evergreen species that is quick growing will be planted along the south end of the barn between the barn and the property line of Lindy Bowden.

P. Palmer moved to accept the application from Vermont Mountain Retreats LLC as presented, with a decision to be made at the next meeting about the appropriate retaining wall materials after the applicant sends their specs and materials. B. Buber 2nd the motion.

The motion carried 3-0.

The meeting adjourned at 4 p.m.

Respectfully Submitted,

Kit Wallace, Chairman

cc: T. Yandow, and the Design Review Board Members, Steve Bryant, Kevin Gecha.
Pdf to Rob Gaiotti



dorset za <dorsetza@gmail.com>

PC meeting to finalize Event Barn decision

23 messages

dorset za <dorsetza@gmail.com>

Tue, Sep 22, 2015 at 2:45 PM

To: Brent Herrmann <BrentH541@aol.com>, Howard <hcoolidge@myfairpoint.net>, Danny Pinsonault <danny@thmmanagement.com>, Dave Lawrence <risingsunvt@myfairpoint.net>, Gay & Roger Squire <turtlerock@squirehouse.com>, kaye manly <kmhcrna@aol.com>, Nancy Aversano <bklyn18@gmail.com>, Nancy Aversano <svcs@sover.net>, Robert Gaiotti <townmanager@gmail.com>, Brooks Addington <brooksaddington@yahoo.com>, Carter Rawson <carawson12@gmail.com>, "hootinh@icloud.com" <hootinh@icloud.com>, cwwwise@yahoo.com

PC Members,

We need to schedule one more meeting to finalize the wording of the Barrows House event barn Findings of Fact and Decisions. For those whose work is daylight dependent, later may be better. 8pm rather than 7pm? Would this Thursday work, 9/24/15? Please let me know so we can close the book on this task.

Thanks for your dedication,

Tyler

--

Tyler W. Yandow A.I.A.
Zoning Administrator
Dorset Town Offices
PO Box 715
East Dorset VT 05253
[802-362-4571 Ext. 5](tel:802-362-4571)
Tues - Thurs 11AM - 4PM

Roger Squire <squirehouse1@comcast.net>

Tue, Sep 22, 2015 at 2:59 PM

To: dorset za <dorsetza@gmail.com>, Brent Herrmann <BrentH541@aol.com>, Howard <hcoolidge@myfairpoint.net>, Danny Pinsonault <danny@thmmanagement.com>, Dave Lawrence <risingsunvt@myfairpoint.net>, Gay & Roger Squire <turtlerock@squirehouse.com>, kaye manly <kmhcrna@aol.com>, Nancy Aversano <bklyn18@gmail.com>, Nancy Aversano <svcs@sover.net>, Robert Gaiotti <townmanager@gmail.com>, Brooks Addington <brooksaddington@yahoo.com>, Carter Rawson <carawson12@gmail.com>, hootinh@icloud.com, cwwwise@yahoo.com

Thursday at 8:00 is ok with me.

Gay

From: dorset za [mailto:dorsetza@gmail.com]**Sent:** Tuesday, September 22, 2015 2:46 PM**To:** Brent Herrmann <BrentH541@AOL.com>; Howard <hcoolidge@myfairpoint.net>; Danny Pinsonault <danny@thmmanagement.com>; Dave Lawrence <risingsunvt@myfairpoint.net>; Gay & Roger Squire <turtlerock@squirehouse.com>; kaye manly <kmhcrna@aol.com>; Nancy Aversano <bklyn18@gmail.com>; Nancy Aversano <svcs@sover.net>; Robert Gaiotti <townmanager@gmail.com>; Brooks Addington <brooksaddington@yahoo.com>; Carter Rawson <carawson12@gmail.com>; hootinh@icloud.com; cwwwise@yahoo.com**Subject:** PC meeting to finalize Event Barn decision

[Quoted text hidden]

Brooks Addington <brooksaddington@yahoo.com>

Tue, Sep 22, 2015 at 3:01 PM

Reply-To: Brooks Addington <brooksaddington@yahoo.com>

To: dorset za <dorsetza@gmail.com>, Danny Pinsonault <danny@thmmanagement.com>

Do we really need a meeting to finalize this? I think this is overkill. What came back from Brent, Dave, Howard, and the others regarding the 6 "resolved" issues?

BTW, I spoke to Steve Bryant and he's not supportive of adding this stuff. It's not his call of course but he's not interested.

And I'd like to encourage you guys to go see what an impact driving out of the rte 30 as apposed to onto Dorset hollow will have. It's zero btw. The two run perpendicular to each other and you have to get right to the back entrance before turning left down a driveway which could have cars parked all along it. - I bring this up only to stress what we are talking about here and why.

Anyway, I see no point in meeting to talk about what we've already talked and voted on. Unless there is a moving party towards adding these 6 issues, we have nothing more to meet on, copies should be sent out, we can review and finalize. Sitting in a room and discussing is too much and in my opinion a repeat, let's put this to bed and move forward.

thanks
Brooks

From: dorset za <dorsetza@gmail.com>

To: Brent Herrmann <BrentH541@AOL.com>; Howard <hcoolidge@myfairpoint.net>; Danny Pinsonault <danny@thmmanagement.com>; Dave Lawrence <risingsunvt@myfairpoint.net>; Gay & Roger Squire <turtlerock@squirehouse.com>; kaye manly <kmhcrna@aol.com>; Nancy Aversano <bklyn18@gmail.com>; Nancy Aversano <svcs@sover.net>; Robert Gaiotti <townmanager@gmail.com>; Brooks Addington <brooksaddington@yahoo.com>; Carter Rawson <carawson12@gmail.com>; "hootinh@icloud.com" <hootinh@icloud.com>; cwwwise@yahoo.com

Sent: Tuesday, September 22, 2015 2:45 PM

Subject: PC meeting to finalize Event Barn decision

[Quoted text hidden]

Southern Vermont Computer Services <svcs@sover.net>

Tue, Sep 22, 2015 at 3:50 PM

To: dorset za <dorsetza@gmail.com>

Thursday at 7:00 or 8:00 p.m. is fine with me. Just let me know which one !

Nancy Aversano

Southern Vermont Computer Services, Inc.

802-362-4613

From: dorset za [<mailto:dorsetza@gmail.com>]

Sent: Tuesday, September 22, 2015 2:46 PM

To: Brent Herrmann; Howard; Danny Pinsonault; Dave Lawrence; Gay & Roger Squire; kaye manly; Nancy Aversano; Nancy Aversano; Robert Gaiotti; Brooks Addington; Carter Rawson; hootinh@icloud.com; cwwwise@yahoo.com

Subject: PC meeting to finalize Event Barn decision

PC Members,

[Quoted text hidden]

[Quoted text hidden]

Carter Rawson <carawson12@gmail.com>

Tue, Sep 22, 2015 at 4:49 PM

To: dorset za <dorsetza@gmail.com>

Cc: Brent Herrmann <BrentH541@aol.com>, Howard <hcoolidge@myfairpoint.net>, Danny Pinsonault <danny@thmmanagement.com>, Dave Lawrence <risingsunvt@myfairpoint.net>, Gay & Roger Squire <turtlerock@squirehouse.com>, kaye manly <kmhcrna@aol.com>, Nancy Aversano <bklyn18@gmail.com>, Nancy Aversano <svcs@sover.net>, Robert Gaiotti <townmanager@gmail.com>, Brooks Addington <brooksaddington@yahoo.com>, "hootinh@icloud.com" <hootinh@icloud.com>, "cwwwise@yahoo.com" <cwwwise@yahoo.com>

That's good for me.

Carter

Sent from Carter Rawson's iPhone

Carter Rawson

Cell: 802.430.4445

P.O. Box 337

Dorset, VT 05251

[Quoted text hidden]

Brooks Addington <brooksaddington@yahoo.com>

Wed, Sep 23, 2015 at 10:17 AM

Reply-To: Brooks Addington <brooksaddington@yahoo.com>

To: dorset za <dorsetza@gmail.com>, Brent Herrmann <BrentH541@aol.com>, Howard <hcoolidge@myfairpoint.net>, Danny Pinsonault <danny@thmmanagement.com>, Dave Lawrence <risingsunvt@myfairpoint.net>, Gay & Roger Squire <turtlerock@squirehouse.com>, kaye manly <kmhcrna@aol.com>, Nancy Aversano <bklyn18@gmail.com>, Nancy Aversano <svcs@sover.net>, Robert Gaiotti <townmanager@gmail.com>, Carter Rawson <carawson12@gmail.com>, "hootinh@icloud.com" <hootinh@icloud.com>, "cwwwise@yahoo.com" <cwwwise@yahoo.com>

as a side bar I spoke to Steve Bryant today. He's met with Lindy and they have agreed to move on selling the house to Barrows. One issue that will need to be addressed is moving that property into the commercial zone. I view this personally as positive news for all.

Also Barrows has hired a noise engineer to test the noise made from an event this weekend. Spending a considerable amount of money to do it right and get some info on where the noise levels are and ideally how they can be improved by taking it inside. Another positive in my view.

thanks

Brooks

From: dorset za <dorsetza@gmail.com>

To: Brent Herrmann <BrentH541@AOL.com>; Howard <hcoolidge@myfairpoint.net>; Danny Pinsonault <danny@thmmanagement.com>; Dave Lawrence <risingsunvt@myfairpoint.net>; Gay & Roger Squire <turtlerock@squirehouse.com>; kaye manly <kmhcrna@aol.com>; Nancy Aversano <bklyn18@gmail.com>; Nancy Aversano <svcs@sover.net>; Robert Gaiotti <townmanager@gmail.com>; Brooks Addington <brooksaddington@yahoo.com>; Carter Rawson <carawson12@gmail.com>; "hootinh@icloud.com" <hootinh@icloud.com>; cwwwise@yahoo.com

Sent: Tuesday, September 22, 2015 2:45 PM

Subject: PC meeting to finalize Event Barn decision

[Quoted text hidden]

Roger Squire <squirehouse1@comcast.net>

Wed, Sep 23, 2015 at 10:37 AM

To: Brooks Addington <brooksaddington@yahoo.com>
 Cc: dorset za <dorsetza@gmail.com>, Brent Herrmann <BrentH541@aol.com>, Howard <hcoolidge@myfairpoint.net>, Danny Pinsonault <danny@thmmanagement.com>, Dave Lawrence <risingsunvt@myfairpoint.net>, Gay & Roger Squire <turtlerock@shirehouse.com>, kaye manly <kmhcrna@aol.com>, Nancy Aversano <bklyn18@gmail.com>, Nancy Aversano <svcs@sover.net>, Robert Gaiotti <townmanager@gmail.com>, Carter Rawson <carawson12@gmail.com>, "hootinh@icloud.com" <hootinh@icloud.com>, "cwwwise@yahoo.com" <cwwwise@yahoo.com>

This is all good news! And it will be interesting to hear what the sound engineers have to say...but will their findings be in time for us to make a final decision tomorrow on the permit? As far as I'm concerned, the sound issue takes a back seat to the Tanenhaus memo. We've already stated that the outside sound will be no different from the outside sound now, but that assumes that a band sets up inside, and that should be stated in the permit.

Gay

Sent from my iPad
 All typos are its fault.
 [Quoted text hidden]

Brooks Addington <brooksaddington@yahoo.com>

Wed, Sep 23, 2015 at 10:57 AM

To: "shirehouse1@comcast.net" <shirehouse1@comcast.net>
 Cc: "dorsetza@gmail.com" <dorsetza@gmail.com>, "BrentH541@AOL.com" <BrentH541@aol.com>, "hcoolidge@myfairpoint.net" <hcoolidge@myfairpoint.net>, "danny@thmmanagement.com" <danny@thmmanagement.com>, "risingsunvt@myfairpoint.net" <risingsunvt@myfairpoint.net>, "turtlerock@shirehouse.com" <turtlerock@shirehouse.com>, "kmhcrna@aol.com" <kmhcrna@aol.com>, "bklyn18@gmail.com" <bklyn18@gmail.com>, "svcs@sover.net" <svcs@sover.net>, "townmanager@gmail.com" <townmanager@gmail.com>, "carawson12@gmail.com" <carawson12@gmail.com>, "hootinh@icloud.com" <hootinh@icloud.com>, "cwwwise@yahoo.com" <cwwwise@yahoo.com>

Sound engineers is this weekend. So no not available.

B

[Sent from Yahoo Mail for iPhone](#)

[Quoted text hidden]

Danny Pinsonault <danny@thmmanagement.com>

Wed, Sep 23, 2015 at 3:15 PM

To: Brooks Addington <brooksaddington@yahoo.com>, dorset za <dorsetza@gmail.com>, Brent Herrmann <BrentH541@aol.com>, Howard <hcoolidge@myfairpoint.net>, Dave Lawrence <risingsunvt@myfairpoint.net>, Gay & Roger Squire <turtlerock@shirehouse.com>, kaye manly <kmhcrna@aol.com>, Nancy Aversano <bklyn18@gmail.com>, Nancy Aversano <svcs@sover.net>, Robert Gaiotti <townmanager@gmail.com>, Carter Rawson <carawson12@gmail.com>, hootinh@icloud.com, cwwwise@yahoo.com

Your right Brooks. And the standard that the barrows house has to meet is directly related to Act 250 permitting not Town of Dorset. Another example of barrows house going above and beyond. I hope everyone can make it to the town office tomorrow night. We need to get are part all completed asap. All that should have to be address is the 6 issues letter.

Danny

From: Brooks Addington [mailto:brooksaddington@yahoo.com]

Sent: Wednesday, September 23, 2015 10:18 AM

To: dorset za; Brent Herrmann; Howard; Danny Pinsonault; Dave Lawrence; Gay & Roger Squire; kaye manly; Nancy Aversano; Nancy Aversano; Robert Gaiotti; Carter Rawson; hootinh@icloud.com; cwwwise@yahoo.com

Subject: Re: PC meeting to finalize Event Barn decision

[Quoted text hidden]

dorset za <dorsetza@gmail.com>

Wed, Sep 23, 2015 at 3:29 PM

To: Brooks Addington <brooksaddington@yahoo.com>
Cc: Danny Pinsonault <danny@thmmanagement.com>

Brooks,

You should not be discussing this case with the applicant after the hearing is closed and before a written decision is issued. This is ex-parte communication and is grounds to have the entire hearing and any permit issued thrown in the trash. If anyone opposed to the project finds out you could be in deep trouble.

Tyler

[Quoted text hidden]

dorset za <dorsetza@gmail.com>

Wed, Sep 23, 2015 at 3:37 PM

To: Brooks Addington <brooksaddington@yahoo.com>

Cc: Brent Herrmann <BrentH541@aol.com>, Howard <hcoolidge@myfairpoint.net>, Danny Pinsonault <danny@thmmanagement.com>, Dave Lawrence <risingsunvt@myfairpoint.net>, Gay & Roger Squire <turtlerock@squirehouse.com>, kaye manly <kmhcrna@aol.com>, Nancy Aversano <bklyn18@gmail.com>, Nancy Aversano <svcs@sover.net>, Robert Gaiotti <townmanager@gmail.com>, Carter Rawson <carawson12@gmail.com>, "hootinh@icloud.com" <hootinh@icloud.com>, "cwwwise@yahoo.com" <cwwwise@yahoo.com>, Comcast <elbow49@comcast.net>

You are all playing with fire. The hearing is closed and no further evidence / information is admissible, period. NOTHING. Lindy can talk with Steve all she wants but should not be discussing anything with the PC. If you are not familiar with "ex-parte communication" you've got some homework to do.

Tyler

[Quoted text hidden]

dorset za <dorsetza@gmail.com>

Wed, Sep 23, 2015 at 3:41 PM

To: Roger Squire <squirehouse1@comcast.net>

Cc: Brooks Addington <brooksaddington@yahoo.com>, Brent Herrmann <BrentH541@aol.com>, Howard <hcoolidge@myfairpoint.net>, Danny Pinsonault <danny@thmmanagement.com>, Dave Lawrence <risingsunvt@myfairpoint.net>, Gay & Roger Squire <turtlerock@squirehouse.com>, kaye manly <kmhcrna@aol.com>, Nancy Aversano <bklyn18@gmail.com>, Nancy Aversano <svcs@sover.net>, Robert Gaiotti <townmanager@gmail.com>, Carter Rawson <carawson12@gmail.com>, "hootinh@icloud.com" <hootinh@icloud.com>, "cwwwise@yahoo.com" <cwwwise@yahoo.com>

One more time: the hearing has been closed. No new evidence can be considered. That includes the sound testing this weekend.

Tyler

[Quoted text hidden]

dorset za <dorsetza@gmail.com>

Wed, Sep 23, 2015 at 3:45 PM

To: Roger Squire <squirehouse1@comcast.net>

Cc: Brent Herrmann <BrentH541@aol.com>, Howard <hcoolidge@myfairpoint.net>, Danny Pinsonault <danny@thmmanagement.com>, Dave Lawrence <risingsunvt@myfairpoint.net>, Gay & Roger Squire <turtlerock@squirehouse.com>, kaye manly <kmhcrna@aol.com>, Nancy Aversano <bklyn18@gmail.com>, Nancy Aversano <svcs@sover.net>, Robert Gaiotti <townmanager@gmail.com>, Brooks Addington <brooksaddington@yahoo.com>, Carter Rawson <carawson12@gmail.com>, "hootinh@icloud.com" <hootinh@icloud.com>, cwwwise@yahoo.com

I cannot make a meeting at 8pm Thursday. Something just came up. I think you will be fine without me. I can still assist in proofing the final draft of the Findings of Fact and Decisions.

Tyler

[Quoted text hidden]

Brooks Addington <brooksaddington@yahoo.com>

Wed, Sep 23, 2015 at 4:28 PM

To: "dorsetza@gmail.com" <dorsetza@gmail.com>

Cc: "danny@thmmanagement.com" <danny@thmmanagement.com>

Tyler

As far as I know this application is closed. Voted on and approved. A finding is a report on a decision. A decision

has been made. An explanation for why the decision was made is being written.

Why are we meeting tomorrow nite? Why is it impossible to get clarity on this very simple question? You would like to change the outcome of an approval to go back and put in provisions after the fact. Can someone please explain how this is possible - procedurally?

Is tomorrow to discuss the 6 provisions again, to bring the conversation back to the table?

Has Anyone beyond Gay, Carter or me replied to their opinion or said they will attend tomorrow?

If only 4 people show up will we be able to add the provisions or does that require a vote?

With all due respect this meeting does not seem to be about finalizing a report rather trying to get the provisions added and I'm very uncomfortable with that on many levels including the lack of clarity on procedure, already voted on, and no clear response from other members.

And if I'm personally liable for receiving information from an applicant on a case we Approved then I will happily resign.

Attendance tomorrow is a stretch on my end, without some clarity on the above I don't think I can make it and I really don't think we should hold this meeting without sharing the details and intent of the meeting.

Brooks

Sent from Yahoo Mail for iPhone

On Sep 23, 2015, 3:29:17 PM, dorset za wrote:
Brooks,

You should not be discussing this case with the applicant after the hearing is closed and before a written decision is issued. This is ex-parte communication and is grounds to have the entire hearing and any permit issued thrown in the trash. If anyone opposed to the project finds out you could be in deep trouble.

Tyler

On Tue, Sep 22, 2015 at 3:01 PM, Brooks Addington <brooksaddington@yahoo.com> wrote:
Do we really need a meeting to finalize this? I think this is overkill. What came back from Brent, Dave, Howard, and the others regarding the 6 "resolved" issues?

BTW, I spoke to Steve Bryant and he's not supportive of adding this stuff. It's not his call of course but he's not interested.

And I'd like to encourage you guys to go see what an impact driving out of the rte 30 as apposed to onto Dorset hollow will have. It's zero btw. The two run perpendicular to each other and you have to get right to the back entrance before turning left down a driveway which could have cars parked all along it. - I bring this up only to stress what we are talking about here and why.

Anyway, I see no point in meeting to talk about what we've already talked and voted on. Unless there is a moving party towards adding these 6 issues, we have nothing more to meet on, copies should be sent out, we can review and finalize. Sitting in a room and discussing is too much and in my opinion a repeat, let's put this to bed and move forward.

thanks
Brooks

From: dorset za <dorsetza@gmail.com>

To: Brent Herrmann ; Howard <hcoolidge@myfairpoint.net>; Danny Pinsonault <danny@thmmanagement.com>; Dave Lawrence <risingsunvt@myfairpoint.net>; Gay & Roger Squire <turtlerock@squirehouse.com>; kaye manly <kmhcrna@aol.com>; Nancy Aversano <bklyn18@gmail.com>; Nancy Aversano <svcs@sover.net>; Robert Gaiotti <townmanager@gmail.com>; Brooks Addington <brooksaddington@yahoo.com>; Carter Rawson <carawson12@gmail.com>; "hootinh@icloud.com" <hootinh@icloud.com>; cwwwise@yahoo.com

Sent: Tuesday, September 22, 2015 2:45 PM

Subject: PC meeting to finalize Event Barn decision

PC Members,

We need to schedule one more meeting to finalize the wording of the Barrows House event barn Findings of Fact and Decisions. For those whose work is daylight dependent, later may be better. 8pm rather than 7pm? Would this Thursday work, 9/24/15? Please let me know so we can close the book on this task.

Thanks for your dedication,

Tyler

--

Tyler W. Yandow A.I.A.
Zoning Administrator
Dorset Town Offices
PO Box 715
East Dorset VT 05253
802-362-4571 Ext. 5
Tues - Thurs 11AM - 4PM

--

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Zoning Administrator
Dorset Town Offices
PO Box 715
East Dorset VT 05253
[802-362-4571 Ext. 5](tel:802-362-4571)
Tues - Thurs 11AM - 4PM

Roger Squire <squirehouse1@comcast.net>

Wed, Sep 23, 2015 at 4:32 PM

To: dorset za <dorsetza@gmail.com>

Cc: Brent Herrmann <BrentH541@aol.com>, Howard <hcoolidge@myfairpoint.net>, Danny Pinsonault <danny@thmmanagement.com>, Dave Lawrence <risingsunvt@myfairpoint.net>, Gay & Roger Squire <turtlerock@squirehouse.com>, kaye manly <kmhcrna@aol.com>, Nancy Aversano <bklyn18@gmail.com>, Nancy Aversano <svcs@sover.net>, Robert Gaiotti <townmanager@gmail.com>, Brooks Addington <brooksaddington@yahoo.com>, Carter Rawson <carawson12@gmail.com>, hootinh@icloud.com, cwwwise@yahoo.com

Could we please hear from the other PC members...Dave, Kay, Brent – I believe Howard and Charlie Wise are recused – so we need the others to make a quorum. Brooks – are you able to make Thurs. at 8:00?

Gay

From: dorset za [mailto:dorsetza@gmail.com]

Sent: Wednesday, September 23, 2015 3:45 PM

To: Roger Squire <squirehouse1@comcast.net>

Cc: Brent Herrmann <BrentH541@aol.com>; Howard <hcoolidge@myfairpoint.net>; Danny Pinsonault <danny@thmmanagement.com>; Dave Lawrence <risingsunvt@myfairpoint.net>; Gay & Roger Squire <turtlerock@squirehouse.com>; kaye manly <kmhcrna@aol.com>; Nancy Aversano <bklyn18@gmail.com>; Nancy Aversano <svcs@sover.net>; Robert Gaiotti <townmanager@gmail.com>; Brooks Addington <brooksaddington@yahoo.com>; Carter Rawson <carawson12@gmail.com>; hootinh@icloud.com; cwwwise@yahoo.com

Subject: Re: PC meeting to finalize Event Barn decision

[Quoted text hidden]

Kaye Manly <kmhcrna@aol.com>

Wed, Sep 23, 2015 at 4:48 PM

To: Roger Squire <squirehouse1@comcast.net>

Cc: dorset za <dorsetza@gmail.com>, Brent Herrmann <BrentH541@aol.com>, Howard <hcoolidge@myfairpoint.net>, Danny Pinsonault <danny@thmmanagement.com>, Dave Lawrence <risingsunvt@myfairpoint.net>, Gay & Roger Squire <turtlerock@squirehouse.com>, Nancy Aversano <bklyn18@gmail.com>, Nancy Aversano <svcs@sover.net>, Robert Gaiotti <townmanager@gmail.com>, Brooks Addington <brooksaddington@yahoo.com>, Carter Rawson <carawson12@gmail.com>, "<hootinh@icloud.com>" <hootinh@icloud.com>, "<cwwwise@yahoo.com>" <cwwwise@yahoo.com>

Yep.

Sent from my iPhone

[Quoted text hidden]

Comcast <elbow49@comcast.net>

Wed, Sep 23, 2015 at 5:33 PM

To: dorset za <dorsetza@gmail.com>

Cc: Brooks Addington <brooksaddington@yahoo.com>, Brent Herrmann <BrentH541@aol.com>, Howard <hcoolidge@myfairpoint.net>, Danny Pinsonault <danny@thmmanagement.com>, Dave Lawrence <risingsunvt@myfairpoint.net>, Gay & Roger Squire <turtlerock@squirehouse.com>, kaye manly <kmhcrna@aol.com>, Nancy Aversano <bklyn18@gmail.com>, Nancy Aversano <svcs@sover.net>, Robert Gaiotti <townmanager@gmail.com>, Carter Rawson <carawson12@gmail.com>, "hootinh@icloud.com" <hootinh@icloud.com>, "cwwwise@yahoo.com" <cwwwise@yahoo.com>, Steven Bryant <bryantsteven@me.com>

To All Concerned,

There is no agreement about selling my property to The Barrows House. There was a private discussion between Steven and myself about how to reach "common ground", which has yet to be established.

Lindy Bowden

Sent from my iPhone

[Quoted text hidden]

brenth541@aol.com <brenth541@aol.com>

Wed, Sep 23, 2015 at 6:26 PM

To: Roger Squire <squirehouse1@comcast.net>

Cc: dorset za <dorsetza@gmail.com>, Howard <hcoolidge@myfairpoint.net>, Danny Pinsonault <danny@thmmanagement.com>, Dave Lawrence <risingsunvt@myfairpoint.net>, Gay & Roger Squire <turtlerock@squirehouse.com>, kaye manly <kmhcrna@aol.com>, Nancy Aversano <bklyn18@gmail.com>, Nancy Aversano <svcs@sover.net>, Robert Gaiotti <townmanager@gmail.com>, Brooks Addington <brooksaddington@yahoo.com>, Carter Rawson <carawson12@gmail.com>, "<hootinh@icloud.com>" <hootinh@icloud.com>, "<cwwwise@yahoo.com>" <cwwwise@yahoo.com>

Sure 8 works

Sent from my iPhone
[Quoted text hidden]

Howard Coolidge <hootinh@icloud.com>
To: dorset za <dorsetza@gmail.com>

Wed, Sep 23, 2015 at 7:49 PM

Just checking email. Can't make it there.

Sent from my iPad
[Quoted text hidden]

Brooks Addington <brooksaddington@yahoo.com>
To: "dorsetza@gmail.com" <dorsetza@gmail.com>, Danny Pinsonault <danny@thmmanagement.com>

Wed, Sep 23, 2015 at 8:35 PM

Tyler

I sent a private email to the group. You went ahead and shared that with Lindy and Steve? This just keeps getting better. Huge breach of trust.

[Sent from Yahoo Mail for iPhone](#)

On Sep 23, 2015, 3:37:45 PM, dorset za wrote:

You are all playing with fire. The hearing is closed and no further evidence / information is admissible, period. NOTHING. Lindy can talk with Steve all she wants but should not be discussing anything with the PC. If you are not familiar with "ex-parte communication" you've got some homework to do.

Tyler

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Also Barrows has hired a noise engineer to test the noise made from an event this weekend. Spending a considerable amount of money to do it right and get some info on where the noise levels are and ideally how they can be improved by taking it inside. Another positive in my view.

thanks
Brooks

From: dorset za <dorsetza@gmail.com>

To: Brent Herrmann ; Howard <hcoolidge@myfairpoint.net>; Danny Pinsonault <danny@thmmanagement.com>; Dave Lawrence <risingsunvt@myfairpoint.net>; Gay & Roger Squire <turtlerock@squirehouse.com>; kaye manly <kmhcrna@aol.com>; Nancy Aversano <bklyn18@gmail.com>; Nancy Aversano <svcs@sover.net>; Robert Gaiotti <townmanager@gmail.com>; Brooks Addington <brooksaddington@yahoo.com>; Carter Rawson <carawson12@gmail.com>; "hootinh@icloud.com" <hootinh@icloud.com>; cwwwise@yahoo.com

Sent: Tuesday, September 22, 2015 2:45 PM

Subject: PC meeting to finalize Event Barn decision

PC Members,

We need to schedule one more meeting to finalize the wording of the Barrows House event barn Findings of Fact and Decisions. For those whose work is daylight dependent, later may be better. 8pm rather than 7pm? Would this Thursday work, 9/24/15? Please let me know so we can close the book on this task.

Thanks for your dedication,

Tyler

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Dorset Town Offices
PO Box 715
East Dorset VT 05253
802-362-4571 Ext. 5
Tues - Thurs 11AM - 4PM

Charles Wise <cwwwise@yahoo.com>

Thu, Sep 24, 2015 at 9:03 AM

Reply-To: Charles Wise <cwwwise@yahoo.com>

To: Roger Squire <squirehouse1@comcast.net>, dorset za <dorsetza@gmail.com>

Cc: Brent Herrmann <BrentH541@aol.com>, Howard <hcoolidge@myfairpoint.net>, Danny Pinsonault <danny@thmmanagement.com>, Dave Lawrence <risingsunvt@myfairpoint.net>, Gay & Roger Squire <turtlerock@squirehouse.com>, kaye manly <kmhcrna@aol.com>, Nancy Aversano <bklyn18@gmail.com>, Nancy Aversano <svcs@sover.net>, Robert Gaiotti <townmanager@gmail.com>, Brooks Addington <brooksaddington@yahoo.com>, Carter Rawson <carawson12@gmail.com>, "hootinh@icloud.com" <hootinh@icloud.com>

Quick confirmation that my absence from Sep 1 PC meeting - due to business travel - recuses me from this evening's follow-on discussion. I'm available otherwise. Please advise.

Charlie

[Quoted text hidden]

dorset za <dorsetza@gmail.com>

Thu, Sep 24, 2015 at 4:23 PM

To: Charles Wise <cwwwise@yahoo.com>

The meeting has tentatively been rescheduled for Wednesday, 9/30 at 8pm. Although you did not vote on this decision it might be good for you to attend anyway.

Tyler

[Quoted text hidden]

dorset za <dorsetza@gmail.com>

Fri, Sep 25, 2015 at 2:28 PM

To: Charles Wise <cwwwise@yahoo.com>

Cc: Roger Squire <squirehouse1@comcast.net>, Brent Herrmann <BrentH541@aol.com>, Howard <hcoolidge@myfairpoint.net>, Danny Pinsonault <danny@thmmanagement.com>, Dave Lawrence <risingsunvt@myfairpoint.net>, Gay & Roger Squire <turtlerock@squirehouse.com>, kaye manly <kmhcrna@aol.com>, Nancy Aversano <bklyn18@gmail.com>, Nancy Aversano <svcs@sover.net>, Robert Gaiotti <townmanager@gmail.com>, Brooks Addington <brooksaddington@yahoo.com>, Carter Rawson <carawson12@gmail.com>, "hootinh@icloud.com" <hootinh@icloud.com>

PC Members,

Attached please find the final draft of the Findings of Fact and Decisions for the Barrows House event barn. I have removed the six "resolved issues" noted in the Tanenhaus memo as conditions of the permit because they were not included in the PC's decision during the deliberative session of September 9, 2015. At this point there does not seem to be a need for another PC meeting and we can consider this matter closed.

Tyler

On Thu, Sep 24, 2015 at 9:03 AM, Charles Wise <cwwwise@yahoo.com> wrote:

[Quoted text hidden]

[Quoted text hidden]

 **Barrows House Event Barn Findings of Fact and Decisions 09.25.15.pdf**
1527K