Town of Dorset Planning Commission October 4, 2016

Members Present: Brooks Addington (Chairman), Brent Herrmann, Carter Rawson, Dick

Coss, Kit Wallace, Scott Thompson, Adam Danaker

Members Absent: Gay Squire, Charlie Wise,

Also Present: Tyler Yandow (Zoning Administrator), Clarissa Lennox, Robert Menson,

Joan Menson, D. Green, T. Mathyas, Rosalie Fox, Gillian Chinn, Austin

Chinn

B. Addington, Chairman, opened the meeting at 7:14 p.m.

Chair to Note Any Changes in Agenda

None

Disclosure of Any Conflicts of Interest

None

<u>Have Board Members Introduce Themselves. Invite Other Attendees to Do the Same and State Why They Are Attending</u>

Approve Minutes of September 6, 2016

R. Fox noted that she was not included on the attendee list for this meeting, but was present. <u>K. Wallace moved</u> and <u>S. Thompson seconded</u> to approve the May 6, 2015 minutes as amended. Motion carried 5-0 (A. Danaker abstained & B. Herrmann not present yet).

Report from the Zoning Administrator

- T. Yandow's report covered:
 - 108 Church Street violations are settled.
 - Act 174 draft determination standards have been released for public comment.
 - Community Energy Dashboard working on using website as part of developing Dorset's energy plan with the Energy Committee.
 - Dorset Field Club DFC received Act 250 permit and Fire Safety approval to move forward with construction for the lower campus project.
 - VLCT Fall Planning & Zoning Forum to be held November 2nd in Montpelier.

Report from Representative to BCRC

N. Faesy submitted a BCRC report which included information about the Vermont Agency of Transportation presentation, Housing Development overview and discussion on new trends in micro housing. BCRC minutes of September 15, 2016 were also included in the PC packet.

Report from the Design Review Board

K. Wallace commented that there was no DRB meeting this month, but noted the following:

- 108 Church Street Certificate of Occupancy permit was completed.
- Dorset Library requested to remove overgrown plants & were told that the DRB does not have jurisdiction over that.
- Dorset Field Club a sprinkler tank was needed at the Club & their permit was modified and approved as a minor change without a meeting.
- Daniel's Residence roofing material changes from slate to standing seam for addition was approved at a site visit (no minutes) with the exception of the dominant roof which will remain slate.
- Child's Residence window replacements (like with like) for repair and maintenance no DRB approval needed.

<u>Town of Dorset/Trout Unlimited Site Development Plan Review – New Stone Weir in Mettowee River Near Lower Hollow Road</u>

R. Gaiotti, representative for the Town, explained the proposal as a habitat restoration project in the Mettowee River near the bridge on Dorset Hollow Road which will take existing stones in the stream to create a weir for the fish. T. Yandow noted that the ZBL criteria doesn't really cover this type of project under site development review as most of the criteria do not apply. S. Thompson asked about elevation of the rock to the bridge and R. Gaiotti responded that it would be a circular weir with two-three big rocks keyed into the riverbed along with smaller rocks making it the same elevation as it is now. B. Herrmann moved and A. Danaher seconded to approve the Site Development Plan review as presented - designed by Trout Unlimited, Inc. and dated August 2016. Motion carried 6-0.

Review of Suggested PC Projects from Residents

The Board reviewed the PC project letters received from residents:

- Quarry this is a Select Board issue. R. Fox noted that it might be appropriate for the PC to be involved, after the SB makes a decision, in requesting State funding for parking, speed limits, etc. to make it a safer location. K. Wallace mentioned the State planning grants for village centers and R. Gaiotti noted that the Town can assist as a partner to look for resources for improvements.
- Noise Ordinance this is a Select Board issue and would be considered by the PC if directed by the Select Board.
- Policing this is a Select Board issue due to budgetary items.
- Pop-Up Bike Share Business it was noted that the PC can zone for this business, but it would take a private entity to open it. The Dorset Fire District's building near the Post Office was suggested for use. R. Gaiotti stated that any use of that building could impact traffic in an already congested area. Discussion ensued regarding parking, pedestrians, safety, speed limits, ownership of building, sidewalks and crosswalks. K. Wallace recommended that the DRB look at the historic value of the building before there is any talk of demolition.
- Formula Based Business to be placed on a list to discuss for the PC
- One Year Demolition Delay B. Addington stated that it is tough to put a law into effect
 that can limit what someone can do once they purchase a property. He suggested that this

might be something the DRB could look at for the Historic District bylaws. K. Wallace noted that this was already in place and the DRB would have a meeting to review any demolition permit in the Historic District. B. Addington suggested that T. Mathyas research how other communities handle historic demolitions.

- **Speed Limits to be placed on a list to discuss for the PC.** Note that Route 30 is a State highway and the State does not usually fluctuate speed limits for short stretches of roadway.
- Hiking Trails consideration of connection of trails is a long term project being worked on by different committees.
- Town Water water is under the direction of the Dorset Prudential Committee
- Commercial Properties in East Dorset to be placed on a list to discuss for the PC. R. Gaiotti noted that there is not a lot of commercial property left in Dorset and consideration by the PC should be given on how the East Dorset corridor should be developed for the remaining commercial properties. Planning ahead and engaging everyone early to be proactive is recommended.

Other Business

None

Public Comments Taken

None

Adjournment

K. Wallace moved and D. Coss seconded to adjourn the meeting at 9:05 p.m.

Respectfully submitted,

Nancy Aversano

Town of Dorset ∼ Planning Commission

Date 10 14 16

Regular Meeting X

Special Meeting _____

(Please Print)			Testifying
Name	Mailing Address	Representing	(Yes or No)
Clanssa Lennox	Lower Holan	-KB-	7,
ROBERT MENSON	1131 ROUTE 30	SELF	
JOAN MENSON	"	11	
DaRten	PO Box 881	1	?
T. MATHYNS.	799 KIRBY Hollow	ч	2
Paralie tox	125 tox lane	self	7
GILLIAN CITINN	104 VIRBY HOLLOS RO	SELF	国第
AUSTIN CHINN	104 KIRBY HILLOW RD	SELP	