

**Town of Dorset Planning Commission
November 1, 2016**

Members Present: Brooks Addington (Chairman), Gay Squire, Dick Coss, Kit Wallace, Scott Thompson,

Members Absent: Brent Herrmann, Carter Rawson, Adam Danaker, Charlie Wise

Also Present: Tyler Yandow (Zoning Administrator), Robert Menson, Joan Menson, Laura Callen, Nancy Faesy, Rosalie Fox

B. Addington, Chairman, opened the meeting at 7:10 p.m.

Chair to Note Any Changes in Agenda

None

Disclosure of Any Conflicts of Interest

None

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

Approve Minutes of October 4, 2016

T. Yandow noted that C. Rawson was listed as present for the last PC meeting, but he was not in attendance. Approval of the October 4, 2016 minutes was tabled until the next meeting due to lack of the required number of members to vote.

Report from the Zoning Administrator

T. Yandow's report included:

- A Municipal Planning Grant application has been submitted for the study of pedestrian safety/crosswalks
- Act 174 – a BCRC newsletter has been included in the PC packet which gives energy information and upcoming events.
- Community Energy Dashboard – website where a Town or individual can track energy activities as a tool to promote energy awareness.
- ZBA approved an application by the Town of Dorset for a weir in the Mettowee River.
- VLCT Fall Planning and Zoning Forum to be held November 2, 2016 in Montpelier

- Ten zoning permits were issued for September to October, 2016

Report from Representative to BCRC

N. Faesy stated that the BCRC did not have a meeting last month, but there will be a November 17th meeting to give energy information and present the draft energy plan. There will also be a meeting about Act 174 on December 1, 2016 at the Manchester Library given by Jim Sullivan.

Report from the Design Review Board

K. Wallace reported that the DRB Board held a meeting on October 17th to hear an application for a sign (2.9 SF) to be installed at 108 Church Street which is being used as a vacation rental. L. Callen, owner of the residence, was present. K. Wallace explained that the sign issue was complicated as the location is Village Residential, but the sign was for business sized sign. The DRB Board discussed:

- residential versus commercial use
- sign ordinance criteria
- was this the purview of the PC
- was this sign appropriate for a contractor and realtor sign criteria designation
- setting precedent
- keeping the historic and residential appearance of the Village
- there was a non-unanimous vote to approve the sign

L. Callen commented that the sign would have Musser House (printed larger), A Vacation Property and a web site on it and that, in this day and age, there are a lot of virtual businesses. B. Addington asked if a contractor/realtor sign is temporary and K. Wallace responded that the criteria says that the sign can stay until the property is sold or construction completed. G. Squire expressed concern with having a commercial sign in a residential zone.

It was explained to L. Callen that the DRB Board was an advisory Board and that the PC Board has final approval. Discussion ensued regarding:

- Whether the sign was an advertisement or for identification purposes
- Residence as a rental property/business
- Sign giving a commercial aspect to the property
- The sign being a real estate sign.

L. Callen requested that the sign decision be postponed so that her attorney can be present. B. Addington noted that he would abstain from voting on this application. The approval of the October 17, 2016 DRB minutes was tabled until the next PC meeting in December. K. Wallace requested that the Town seek the Town's attorney's opinion on this matter. It was also suggested that the sign ordinance be reviewed/revised along with consideration of AirBnB/VRBO businesses with regard to the ZBL's.

Follow Up Discussion of Citizen Responses to Solicitation for PC Projects

There are three follow up items to discuss: Formula Based Businesses, Speed Limits and Commercial Properties in East Dorset.

K. Wallace noted that T. Maythas had suggested the PC look into public restrooms and public transportation. B. Addington commented that funding for public transportation could be difficult to obtain unless tied into a State or regional source. The PC members asked T. Yandow to research existing organizations who provide transportation for their scheduling and costs. N. Faesy will also bring up the topic with the Dorset Energy Commission members.

Discussion about public restrooms lead to suggestions of additions to the Historical Society building or an outside building near the Dorset Fire District building. B. Addington noted that permission would be needed from the building owners, maintenance costs would need to be covered and spending funds is usually under the purview of the Select Board.

It was pointed out that the topic of speed limits is linked to the safety study to be conducted and should be addressed at that time. The members discussed the building next to the Post Office with the thought of ingress/egress safety in that area. It was requested that T. Yandow find out information about this building (Dorset Fire District #1) and the Post Office tenure (Carl Pfeiffer).

Bylaw Discussion - Formula Based Businesses; CI Zones

T. Yandow started the discussion by saying that the Board should work on promoting good planning practices in the CI 1 and 2 zones and that any larger scale businesses would be looking at property on Route 7 north of Mad Tom Road. B. Addington stated that a ZBL amendment for formula based businesses was proposed without a lot of opposition and maybe it was time to bring this back for review and approval. T. Yandow encouraged the Board to package the formula based business amendment with getting new commercial zoning maps approved for the ZBL as the current maps are incorrect.

Discussion ensued regarding promoting the creation of well-planned industrial parks with lessened visual impacts. The goal would be to start the planning process now with a study, a design and permitting in place which would attract developers who would value Dorset's vision and not de-value the owner's land. The first step would be to have good graphic representation of the available commercial areas. J. Henderson of the BCRC could create the maps and once approved, they could be incorporated into the ZBL's. T. Yandow is to work with J. Henderson to have new maps for review.

Other Business

None

Public Comments Taken

None

Adjournment

K. Wallace moved and D. Coss seconded to adjourn the meeting at 8:55 p.m.

Respectfully submitted,

Nancy Aversano

Town of Dorset ~ Planning Commission

Date 11/1/16

Regular Meeting X

Special Meeting

(Please Print)

Name	Address	Representing	Testifying (Yes or No)
ROBERT MENSON	1131 ROUTE 30	SELF	No
JEAN MENSON	"	"	?
Laura Callen	108 Church Street	"	?
Nancy Fessy	3254 Rte 30	"	?
Rosalie Fox	125 Fox Lane	"	?