

Town of Dorset Planning Commission April 5, 2016

Members Present: Brooks Addington (Chairman), Gay Squire, Brent Herrmann, Carter Rawson, Charlie Wise, Dick Coss

Members Absent:

Also Present: Tyler Yandow (Zoning Administrator), Nancy Faesy, Scot Thompson, Kit Wallace, D. Green, Adam Danaher, Margaret Canavan, Joan Menson, Robert Menson, Rosalie Fox, Clarissa Lennox, Gary Ameden

B. Addinton, Chairman, opened the meeting at 7:00 p.m.

Chair to Note Any Changes in Agenda

B. Addington noted that approval of the February 2, 2016 minutes will be added to the agenda.

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 February 2, 2016 & March 2, 2016

B. Addington explained that there were only four members present tonight who were at the February 2, 2016 and there could not be a full approval of the minutes. G. Squire moved and C. Rawson seconded to approve the February 2, 2016 as presented and as a consensus of the four members present. Motion carried 4-0 (B. Addington, G. Squire, B. Herrmann, C. Rawson).

B. Herrmann moved and C. Wise seconded to approve the March 2, 2016 minutes as presented. Motion carried 5-0.

Report from the Zoning Administrator

T. Yandow reported as follows:

- T. Yandow encouraged the Board to discuss the retail sales of marijuana in the next few months.
- N. Faesy has been planning a presentation by Julie Campoli to be held at the Dorset Playhouse on June 8th.
- The DRB is working with Mr. Callen on the Church Street DRB violation.
- Aerie Motel appeal by Mr. Mazur was denied by the ZBA Board.
- The spring Planning and Zoning forum by the VLCT will be held at the Lake Morey Resort, Fairlee, Vermont on June 15, 2016. It was encouraged that the Board members and any members of the public attend.

Report from the Design Review Board

B. Addington stated that he want to express comments about the DRB Criteria which are not targeted at the core principles of the document, but only about design and layout. He felt that the document might be intimidating to residents of the district as it is thirty pages and has multiple references in different areas for the same criteria. B. Addington thought it would be helpful to condense the document and combine the rules for renovations, new construction and old construction where the same criteria can be applied and are definitive rules for all. K. Wallace noted that she understood the rationale and that it was a long and repetitive document, but the members felt it made sense to list all categories. B. Addington said that the consistency and not being subjective are important. C. Rawson agrees that consistency is necessary, but felt that sometimes it's nice to have a guidebook that spells out each section relating to the type of renovation or construction that you are doing. B. Herrmann noted that there should be no wording in the document that could be open for personal opinion and B. Addington commented that each person has to be treated the same and fairly. K. Wallace said that the DRB will be consulting with J. Sullivan of the BCRC to review the DRB criteria.

Interview Candidates for Open PC Seats

- Kit Wallace explained that she has lived in Dorset full-time for nine years and has a Master's Degree in Environmental Planning which will be a useful skill set for the PC. She mentioned that she would like to be helpful in healing the rift in the Town that has happened over the years and streamline the site development review process. G. Squire asked if there would be issues with also staying as Chairperson of the DRB and K. Wallace responded no, that she would reclude herself with any DRB matters that come before the PC Board. T. Yandow noted that there are no State statutes which do not allow this and he also confirmed serving on the two boards with the VLCT. B. Addington commented that the PC is tasked with looking into the future and making changes that effect the Town in a positive manner and there are many ways to get there. K. Wallace agreed and noted that the Board would not serve the Town well if it all went one way and that there are ways to allow change without ruining what everyone loves about Dorset. She said that there has to be a more open process and that "us" is "them" and the PC represents the Town as a whole.
- Scott Thompson is a local builder who employs six people and is renovating an old building in Dorset Village (the former Dorset Nursing Association building). He has experience and knowledge of building plans, energy codes and energy efficiency and is involved with the Humphrey Trail which is a biking/hiking trail in Dorset. S. Thompson also coaches the BBA mountain bike team. When his son made a comment about S. Thompson retiring and him taking over the business, it made him think it was time to get involved to pay back what has been given to them. C. Rawson aksed if he could be objective and S. Thompson responded yes. C. Wise commented that as a builder there would be room for different perspectives on the Board.
- Adam Danaher has moved to Dorset recently, but has grown up in Shrewsbury Mountain, Vermont. He is proud of Dorset and its preservation and he wants to participate on a Town Board. He has three boys and one more on the way and works at Pad Print in engineering and production management. A. Danaher has been previously interviewed

by both the ZBA and SB for a position on the ZBA Board. As his original application was for the PC Board, the SB suggested he interview for the PC opening due to his background.

B. Addington thanked the applicants and noted that the Board would discuss the applications and forward their opinion to the SB who will do their own interviews and appointments.

Site Development Plan Review, Proposed Residence, Foote Road

G. Ameden was present to represent Joan and Michael O'Keefe regarding the construction of a single family house on Foote Road. T. Yandow explained that it is not typical procedure to do a Site Plan Development Review for a single family house because the Zoning Administrative can issue permits for this. This parcel of land has a requirement in the deed that a review by PC Board must be done, but not specifically a Site Development Plan Review. T. Yandow noted that the septic plan is certified by a site technician and he has not seen any red flags with the proposal. G. Ameden stated that the property has been surveyed, the owners have a WWW permit, the setbacks are more than required and the well and septic are shown. B. Addington asked about 20% slope and G. Ameden responded that he did not think there were any 20% slope concerns, but could have C. Heins send a letter stating this fact and the Board could approve the applicant contingent upon receipt of the letter. T. Yandow noted that the application met all the requirements for a single family house in the A & RR district and he would have issued a permit if it were not for the deed restriction. Discussion ensued regarding the question of 20% slope and B. Addington noted that it was important to be consistent regarding the 20% slope issue.

B. Herrmann moved and D. Coss seconded to approve the application for the construction of a single family house and barn as submitted by Joan and Michael O'Keefe with the condition that C. Heins submit a letter stating that the building does not violate the 20% slope criteria. Motion carried 6-0.

Discuss Proposed Rules & Ethics Manual for Planning Commission

T. Yandow explained that the rules and ethics manual given in the PC packets is the same document used by the Vermont Land Use Collaborative. G. Squire suggested that the Board members read the presented document and be ready to discuss it at the next PC meeting. It was the consensus of the PC members to table the Rules & Ethics Manual discussion until next month.

Public Comments Taken

None

Other Business

B. Addington asked about the renewable energy legislation (Act 248) and T. Yandow noted that this topic was covered at the last BCRC meeting. The legislation discussed would give towns the ability to participate in hearings if the town gives legitimate reasons and they have regulations in place. T. Yandow felt that there is an opportunity for the Town to be pro-active with creating proper criteria. The Energy Committee is also keeping track of the developments.

B. Addington suggested that J. Sullivan address the PC members on this issue and the retail sales of marijuana. G. Squire questioned whether the Town has the right to dictate to independent retailers what they can stock in their stores if the State legalizes marijuana. Discussion ensued

regarding where the Town can draw the line against marijuana sales: legal interpretation for Towns, who makes the ethical decision if right or wrong, setting precedents of ethical decisions, and retail cultivation. T. Yandow noted that if the legislature passes this law, they will not allocate any money to Town to help with regulation. A. Arkway commented that the sales would help with Town taxes and why should Manchester get all the tax revenue.

B. Herrmann moved and G. Squire seconded to move to Executive Session at 8:20 p.m. to discuss approval of PC applicants for appointment to the PC Board. Motion carried 6-0. Executive Session ended at 8:35 p.m. G. Squire moved and C. Rawson seconded to forward the names of the three applicants – Kit Wallace, Scott Thompson and Adam Danaher – to the Select Board for appointment to the PC Board. Motion carried 6-0.

Adjournment

B. Herrmann moved and G. Squire seconded to adjourn the meeting at 8:38 p.m.

Respectfully submitted,

Nancy Aversano

Town of Dorset ~ Planning Commission

Date 4, 5, 16

Regular Meeting X

Special Meeting

(Please Print)

Testifying

Name	Mailing Address	Representing	(Yes or No)
Nancy Fessy	3284 Vt 30	Self	No
Scott Thompson	35 Scallop Drive ^{Dorset}	Self	No
Kit Wallace	2173 Upper Hollow Rd	Self	Yes
D. GREEN	POB 881	"	?
Adam Danaher	91 Snow Rd.	Self	No
MARGARET CANAMAN	PO BOX 87 E.T	SELF	?
JOAN MENSON	1131 RT 30	"	?
ROBERT MENSON	1131 RT 30	SELF	?
Rosalie Fox	POB 1011	Self	No
Channa Linnox	Lower Hollow	"	?
GARY AMEDEN	PO BOX 500 05254	8 KEEGES	?