

## **Town of Dorset Planning Commission August 2, 2016**

Members Present: Brooks Addington (Chairman), Gay Squire, Carter Rawson, Charlie Wise, Dick Coss, Kit Wallace, Adam Danaker

Members Absent: Scott Thompson, Brent Herrmann

Also Present: Tyler Yandow (Zoning Administrator, Robert Menson, Joan Menson, Luanne Hardy, Lindy Bowden, Arnie Gottlieb, Kevin O'Toole (Edgerton Trust), Paul Greineder (Edgerton Trust), Patrick McGuire (Dorset Field Club)

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

### **Chair to Note Any Changes in Agenda**

B. Addington advised the Public Hearing for agenda item #8 ~ Four Lot Major Subdivision for Jack and Angela Appelman would be opened, but continued to the September meeting as the applicant was not able to present their information tonight.

### **Disclosure of Any Conflicts of Interest**

T. Yandow noted that he is working on a project with the Dorset Field Club as their architect and would be speaking on their behalf, not as the Town Zoning Administrator during the Design Review Board minutes report.

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

### **Approve Minutes of July 5, 2016**

G. Squire moved D. Coss seconded to approve the July 5, 2016 minutes as presented. Motion carried 5-0. (K. Wallace & C. Rawson abstained)

### **Report from the Zoning Administrator**

T. Yandow reported as follows:

- 108 Church Street ~ DRB finalizing conclusion for compliance with original permit
- PC Press Release ~ was released and will be printed in the Vermont News Guide, Bennington Banner and Manchester Journal

C. Wise requested that a clear explanation/rationale be documented for the record of why the fines were waived for the 108 Church Street violations.

### **Report from the Representative to BCRC – See Minutes of 7/21/16 Meeting**

None

## **Report from the Design Review Board**

K. Wallace reported as follows:

- Dorset Field Club (DFC) ~ It was noted that the DFC is a unique property at the edge of the Village Commercial district whose primary purpose is recreational/sport and that every structure on the property is ancillary to recreation. Changes to the May 2015 approved project are roof pitch change, additional decking, windows and doors. The DRB approved the new proposal, but this decision shall not be considered precedent for any other properties within the Historic District as the Board is trying to keep to the criteria while allowing businesses to do what they need to do.
- 108 Church Street Update ~ Columns have been returned to the original design and the DRB is willing to approve the newly designed center steps. The owner is considering a marble walkway which will have to be approved by the DRB at a future time.

C. Rawson moved and G. Squire seconded to approve the July 22, 2016 Dorset Field Club review and the 108 Church Street update as presented. Motion carried 6-0. (K. Wallace abstained).

## **Final Plat for Edgerton Estate – Danby Mountain Road**

P. Grenier and K. O'Toole were present to represent the Edgerton Estate. P. Grenier explained that the house and five acres are to be sold separately from the remaining acres which will be held by the Edgerton family. Easement and deed language have been negotiated and completed. A wastewater permit is still pending. G. Squire moved and C. Wise seconded to approve the final plat for the Edgerton Estate at 437 Danby Mountain Road as presented pending receipt of the wastewater permit from the State at which time the Zoning Administrator can issue the permit. Motion carried 7-0.

## **4 Lot Major Subdivision 627 Dorset West Road, Tax Maps #10-00-074.112 and 10-00-074.113. A & RR and Ridgeline & Mountainside Conservation Zones. Owner: Jack & Angela Appelman**

B. Addington opened the Public Hearing at 7:40 p.m. D. Coss moved and K. Wallace seconded to continue the Appelman Public Hearing until the September meeting of the PC. Motion carried 7-0.

## **Discussion of S.260, a Bill Regarding the Siting of Alternative Energy Projects**

J. Hand and E. Maloney of the Dorset Energy Committee were present for the discussion. B. Addington explained that the S.260 bill deals with the siting of renewable energy facilities and the Board would like to discuss the Town's energy policy, Town Plan and ZBL to see what influence the Town could have on the level of control on renewable energy facilities siting. A quick and easy solution might be to add a level of setbacks and screening criteria. The idea is to formulate a plan to address siting locations.

E. Maloney noted that an energy plan has to address and include positive and negative aspects, such as good and bad locations for renewable energy. J. Hand explained some of the things the Energy Committee has worked on: re-writing the energy section of the Town Plan, facilitating the re-lighting of Town buildings, energy grants for the Town buildings and two firehouses, helped with upgrading builders' energy code for recording residential buildings, and the Dorset School.

B. Addington asked, as a Town, what we can effect with ZBL's to be fair and practical. Discussion ensued covering lighting/thermal uses in large houses, house siting on property, passive energy methods, efficiency and who benefits from solar panels/wind turbines. C. Wise noted that there is an educational process as we rely more on renewable energy, it does not have to stay within Town borders because of virtual net metering anywhere in Vermont. K. Wallace was concerned that an outside group could come in with commercial solar/wind facilities and the Town does not have any control/regulations in place. She recommended being proactive and prepared. E. Maloney said that the Town has to be willing to designate positive areas in order to say they do not want to see it somewhere else.

J. Hand explained net metering for electricity credits and discussion ensued about the future of payments. It was the consensus of the PC Board to have the Energy Committee take the lead to go over a comprehensive energy plan to become part of the Town Plan and conform to the Regional Plan with the PC's help. B. Addington mentioned the BCRC *Dorset, Vermont Energy Report and Assessment Report* (February 2013) that gave options and suggested reviewing it. C. Wise volunteered to be on a subcommittee as a liaison with the Energy Committee. B. Addington suggested addressing renewable energy siting in the ZBL's, but the Board felt that the Town Plan should be addressed first. J. Sullivan is to be asked to attend the next PC meeting (September 6<sup>th</sup>) and C. Wise is to connect with the Energy Committee.

**Public Comments Taken**

None

**Other Business**

None

**Adjournment**

G. Squire moved and A. Danaher seconded to adjourn the meeting at 8:55 p.m.

Respectfully submitted,  
Nancy Aversano

Town of Dorset ~ Planning Commission

Date 8/2/16

Regular Meeting X

Special Meeting     

(Please Print)

Name	Mailing Address	Representing	Testifying (Yes or No)
ROBERT MENSON	1131 ROUTE 30	SELF	NO
JOAN MENSON	"	"	?
Luanne Hardy	27 Lane RD	"	"
Lindy Burden	3092 Rt. 30	"	?
ANNE GORRUCO	PO Box 531 Dorset	"	NO
Kenn McToole, Esq.	PO Box 766 Dorset VT 05251	Protegey, Truste	Yes
Paul Greiner	P.O. Box 322 Dorset	Edgerton	Yes
PATRICK MCGUIRE	75 TIMBERBROOK	DORSET FIELD CLUB	NO