

June 7, 2022

Dorset Planning Commission Meeting

Members In attendance: Gay Squire, Scott Durgin, Scott Thompson, Dave Berar, Scott Ross, Kit Wallace, Connor Welch, Natalie Quigley

Others in attendance: Rob Gaiotti, Lisa Cueman, Merrill Bent, Laurie Adler, Joe Walker, Bob Escher, Mary Beth Heartfield, Sean Lawrence, Frank Parent, Brandy Saxton

Gay Squire called the meeting to order at 7:02pm.

May Minutes:

Scott Durgin moved and Dave Berard seconded to approve the May minutes as presented, motion passed 8-0.

ZA Report:

Rob Gaiotti gave a brief update on the ZA report relative to the ZBA Meeting of May 16th. The ZBA had continued the meeting to June 20th to allow for additional information to be submitted.

BCRC Report:

None

DRB Report:

Kit Wallace gave an update from the May 16th DRB Meeting. Linvill received approval for a permit to renovate a porch at 3266 Route 30. Heartfield received approval for a permit to add a garage to the home at 23 Dorset Hollow Road. Bob Escher gave a brief presentation about the project and updated the board. Dave Berard moved and Natalie Quigley seconded to approve the DRB Minutes of 5/16/22, motion passed 8-0.

Public Hearing: Request for Waiver 0 Red Tail Lane

Gay Squire opened the hearing and stated that because the ZBA had not ruled on the appeals for the 0 Red Tail Lane property the PC would continue the waiver review to July 5th, after the ZBA meeting on June 20th. Dave Berard moved and Connor Welch seconded to continue the waiver review to July 5th, motion passed 8-0.

Public Hearing: Site Plan Development at 29 Bowen Hill Road

Frank Parent gave a brief presentation for Kyle Lawrence, who has applied to build a landscaping office and storage barn at 29 Bowen Hill Road. The project has already

received water/wastewater permits. The access and landscaping use is via a separate driveway than the drive used for the day care center. Gay Squire led the Site Plan Review as laid out in section 3.8 of the ZBL. No issues or concerns were identified and the proposal conforms with the ZBL. Dave Berard moved and Scott Durgin seconded to approve the Site Development Plan and permit for 29 Bowen Hill Road, motion passed 8-0.

Bylaw Discussion & Preparation for June 9th Meeting:

Brandy Saxton was present to discuss planning around the June 9th public meeting for the Draft ZBL. Discussion ensued about focusing on certain areas to solicit public input. The initial 4 areas are: Landing zones, Shooting ranges, Event Facilities, and steep slopes. Brandy pointed out that the focus at the June meeting could be geared more toward the Village areas and explaining the proposed changes and impacts. Then at the July meeting the focus could be on the rural zones. Further discussion ensued about best approaches to soliciting input, what materials should be on hand etc. Discussion was had about the 4 key items. Kit Wallace noted that a definition is needed for when one uses move from private to public. Brandy Saxton gave information about recent zoning related case law on the matter. She also noted that the entire document would be referred to the Town attorney and this could be one such area where the PC asks for input. Further Discussion ensued about the slope rule as drafted in the new ZBL. It was noted that the language is similar to what is used in Towns in the Mad River Valley. Gay Squire polled the PC members for attendance at the June 9th meeting, all those present will attend.

Next Meeting:

Gay Squire polled members for the July 5th meeting attendance. Natalie Quigley is not available, but all other members will be.

Scott Durgin moved and Dave Berard seconded to adjourn the meeting at 8:40pm. motion passed 8-0.

Respectfully Submitted

Rob Gaiotti
Town Manager