

Town of Dorset, Vermont

**Dorset Town Offices:**

PO Box 715
112 Mad Tom Road
East Dorset, VT 05253

Dorset Town Manager's Office:

Phone: 802-362-4571 x 3
Fax: 802-362-5156
Email: townmanager@gmail.com
Website: www.dorsetvt.org

Chartered 1761

Town of Dorset Planning Commission January 4, 2022

Present: Gay Squire (Chair), David Berard, Scott Ross, Natalie Quigley, Kit Wallace
Present via Zoom: Scott Thompson, Conor Welch, Will Clarke, Scott Durgin

Also Present: Tyler Yandow (Zoning Administrator), Nancy Faesy (BCRC Rep.)

Gay Squire opened the meeting at 7:02 p.m.

Chair to Note Any Changes in Agenda

The chair noted no changes to the agenda.

Disclosure of Any Conflicts of Interest

None.

Recording of Meeting

No one other than the Zoning Administrator recorded the meeting.

Approval of meeting minutes of December 7, 2021

Motion to approve minutes made by S. Ross and seconded by D. Berard.
Approved 8-0-1, S. Durgin abstaining.

Report from the Zoning Administrator

T. Yandow noted the town was mentioned in the latest issue of BCRC News and Notes, as having received a VTrans Bicycle & Pedestrian Grant for a scoping study to evaluate alternatives for a new shared-use path to connect Dorset's village center to the recently completed Manchester Rail Trail.

There is still an open seat on the Zoning Board of Adjustment.

Report from BCRC Representative

The next BCRC meeting is on Jan. 20, 2022. Discussion topics will be transportation, and the Infrastructure and Jobs Act recently passed by the federal government. N. Faesy noted the state has released the Climate Action Plan and the draft VT Comprehensive Energy Plan. See BCRC agenda for this meeting.

Report from the Design Review Board

The Design Review Board did not meet in December.

Bylaw Discussion

The board reviewed the draft zoning district map and how it differs from the existing map. The following comments or questions were raised.

- D. Berard suggested adding detailed maps (at a larger scale) of each zoning district, similar to what now exists.
- Should development on steep slopes be regulated by the percentage of grade or the visibility from public roads? Should larger lots have more restrictive regulations than larger ones? Needs further discussion with R. Francis and B. Saxton.
- Village Business District – It was noted the sign shop in E. Dorset which appears to be included in this district, is actually on the west side of the railroad tracks. Revise map? N. Quigley raised concern regarding the proposed lot coverage of 80% and the building footprint of 6000 square feet.
- Village Residential District – Why has this district gotten smaller in South Dorset along Route 30, north of Morse Hill Rd?

The draft bylaw refers applications for waivers to the Zoning Board of Adjustment. Currently these are reviewed by the Planning Commission. Why has this changed?

It was requested the next draft of the bylaw from *Placesense* highlight sections on which the Commission requested more discussion, did not come to a consensus regarding significant changes, or required further research by our consultants.

PC members will continue review of the draft document and forward questions/comments to the ZA who will consolidate and forward them to B. Saxton and R. Francis prior to the February 1, 2022 Planning Commission meeting.

February 1, 2022 PC meeting – All members present at the January meeting indicated they would be available to attend the February meeting.

Other Business

None.

Public Comments Taken

None.

Adjournment

K. Wallace moved and N. Quigley seconded a motion to adjourn the meeting at 9:00PM. Motion passed 9 – 0.

An audio/video recording of this meeting was made and is kept at the Dorset town office.

Respectfully submitted,
Tyler Yandow AIA
Zoning Administrator

