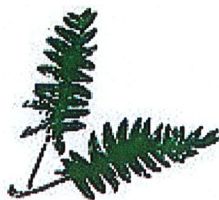


Town of Dorset, Vermont

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Chartered 1761

Town of Dorset Planning Commission

February 1, 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.), Ellen Maloney,
Bob Escher, Peter Brinkward, Henry Chandler, Brandy Saxton, Rod Francis

Gay Squire opened the meeting at 7:00 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 January 4, 2022

Motion to approve minutes made by S. Ross and seconded by D. Berard.
Approved 9 - 0.

Report from the Zoning Administrator

T. Yandow noted permits issued during the past month.

Report from BCRC Representative

N. Faesy presented her report. Last BCRC meeting was Jan. 20, 2022. Issues presented included local bus service and possible expansion into rural areas, and the federal infrastructure bill. Also mentioned were state bills regarding energy and climate change.

Report from the Design Review Board

- 143 Church St (United Church of Dorset). H. Chandler presented the application for a small roof over the new handicapped access ramp, and the deletion of a faux vent on the east facing gable. Approved 9 – 0.
- 23 Dorset Hollow Rd (Heartfield). B. Escher presented the application for a small roof to protect the front door, as well as wrought iron handrails at the same door. The house does not meet the front yard setback, requiring a waiver for the new roof. A motion was made

by S. Durgin and seconded by D. Berard to approve the application as well as a waiver for the front yard setback. Approved 9 – 0.

- 166 Church St (Lessing). P. Brinkward presented the application to replace a window in the garage with a door. A motion was made by W. Clarke and seconded by S. Durgin to approve the application. Approved 9 – 0.

Bylaw Discussion

The board reviewed the email of Jan. 12, 2022 from *PlaceSense* which highlighted sections requiring additional discussion. Discussion included the following:

- §1003A(1) – K. Wallace suggested adding the words “rural and scenic” after the word “historic.”
- §3219 - Antennas and cell towers were discussed. It was noted by R. Francis that cell towers are exempt from local zoning, and co-location on existing towers was not required by the State.
- §2107 – The Conservation District has been renamed the Rural Resource Protection district. It was felt the new name more accurately described the general nature of the district.
- Cannabis – B. Saxton and R. Francis noted the State is on the verge of implementing regulations which would allow various uses related to cannabis. Cannabis cultivation is not considered “farming” by the State and as such, is not regulated by the Dept. of Agriculture. See table 2109, paragraph 71. They suggested possibly adding language in §3225 to address specific development standards for uses related to cannabis. These uses would include but not be limited to testing, manufacture, research & development, and wholesaling.
- Table 2108 – District Dimension Summary Table. There was much discussion regarding the maximum lot coverage and maximum building footprint allowed in the Village Business and Village Mixed Use districts. The board felt the maximum building footprint in the Village Business district should be reduced from 6000 sq. ft. to 4500 sq. ft. Discussion focused on both the size of buildings as well as their use. The board was reluctant to allow buildings which would significantly increase the number and frequency of special events. The proposed event barn at the Barrows House was cited as an example of this. There was discussion regarding using this one property as the driving force behind regulations for the entire VMU district. Some members felt this was not appropriate. Other potential locations for event facilities were explored. The former Dovetail Inn, recently sold, was cited as one. The board felt “event facility” should be deleted as an allowed use in the Village Business district, but could be allowed in the Village Mixed Use district. The maximum building coverage of 80% in the Village Business district was acceptable to the board. After lengthy discussion it was apparent the dimensional requirements in both districts warranted further discussion.
- The bylaw discussion will continue at the March PC meeting.

Other Business

Two board members’ terms expire in April of 2022, N. Quigley and D. Berard. Both agreed to remain on the board for a four-year term.

Public Comment

None.

March 1, 2022 PC meeting – Except for S. Ross, all members present at the February meeting indicated they would be available to attend the March 1, 2022 meeting.

Adjournment

G. Squire moved and N. Quigley seconded a motion to adjourn the meeting at 9:35PM. Motion approved 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

