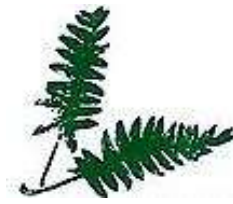


# Town of Dorset, Vermont



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*Chartered 1761*

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## **Town of Dorset Planning Commission Meeting Minutes of February 6, 2024**

Present: Gay Squire (Chair), Scott Thompson (Vice Chair), Natalie Quigley, David McAneny, David Berard, Conor Welch, Kit Wallace, Scott Durgin  
Also Present: Tyler Yandow (ZA), Kevin O'Toole, Ryan Downey, Ken Gilbert  
Absent: None  
Cc: R.Gaiotti, all  
present

Chair G. Squire opened the meeting at 7:00 p.m.

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

None.

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

No conflicts of interest were disclosed.

### **Recording of Meeting**

The town video-taped the meeting via *Zoom*.

### **Approval of meeting minutes**

S. Durgin noted he attended the Jan. 2<sup>nd</sup> meeting but was not included in the list of attendees. D. Berard made a motion seconded by N. Quigley to approve the meeting minutes of January 2, 2024 and add S. Durgin to those in attendance. The motion was approved 8 – 0.

**Zoning Administrator Report** – T. Yandow briefly reviewed his report of February 6, 2024. He noted there will be a joint meeting of the ZBA, Selectboard, and Planning Commission to discuss replacing the ZBA with a development review board. This meeting will be on Feb. 19, 2024 at 7:00PM, the regular monthly ZBA meeting date. Nine (9) permits were issued during January.

**Report from BCRC representatives** – D. McAneny gave a report. Town plans for two towns were approved. Bennington County Housing Committee (Housing Task Force) will meet at least twice more.

**Design Review Committee** – 517 Church St – K. Gilbert presented an overview of the project. Highlights include moving a small number of doors and windows noted on the application. Existing windows will be either repaired or replaced with Marvin clad windows. Heat pumps will be added. The fuel oil furnace will be retained as a back-up heating unit, used when temperatures get very cold. A patio will be built at the east side of the house. A motion was made by S. Thompson and seconded by S. Durgin to approve the application as submitted. Motion carried 8

– 0.

**Public Hearing – 2-lot subdivision, 26 Paddock Ln** – R. Downey presented the application on behalf of the owner. K. Wallace stated her concern regarding keeping development away from prime ag soils. Chair G. Squire reviewed the applicable design criteria in figure 4-02. All applicable criteria were found to be fulfilled. The applicant’s representatives noted there are no plans for development at this time and therefore a building envelope is not shown on the plat. There was some discussion regarding access to the new lot. A motion was made by D. McAneny and seconded by D. Berard to approve the application as submitted. Motion approved 8 – 0.

**Other business** – New curb cut on Morse Hill Rd, near Kelleher Rd. During the subdivision hearing for Blue Spruce Partners, the Planning Commission noted the proposed curb cut on Morse Hill Rd, west of Kelleher Rd, could create safety issues, being so close to the Kelleher Rd curb cut. S. Thompson noted the approved curb cut was in exactly the location the PC thought would be dangerous. Questions arose regarding how much information is provided to the Selectboard before curb cuts are approved. Noone was quite sure but it seemed unlikely a copy of the subdivision permit or PC meeting minutes had been part of the review of this application. On the surface this seemed like a convenient way to ignore the PC comments and get the application approved as per the owner’s preferences. Some felt there should be a mechanism in place to prevent this “end around.”

**Public comment** – None.

**Next regular Planning Commission meeting** – March 5, 2024, 7:00PM. All board members present indicated they would be able to attend.

**Adjournment** - A motion was made by D. McAneny and seconded by S. Thompson to adjourn the meeting at approximately 8:50PM. Motion carried 8 – 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