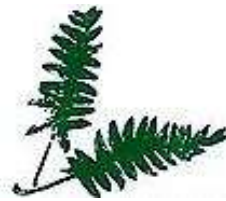


Town of Dorset, Vermont



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Town of Dorset Planning Commission Meeting Minutes of February 7, 2023

Present: Gay Squire (Chair), Scott Thompson (Vice Chair), Connor Welch, Natalie Quigley, David McAneny, Kit Wallace Scott Durgin, David Berard, Scott Ross

Also Present: Tyler Yandow (ZA), Nancy Faesy, Deb Mithofer, Christopher Kusel

Chair Gay Squire opened the meeting at 7:03 p.m.

Chair to Note Any Changes in Agenda

No changes.

Disclosure of Any Conflicts of Interest

No conflicts of interest were disclosed.

Recording of Meeting

No one other than the Zoning Administrator recorded the meeting.

Approval of minutes

The minutes of January 3, 2023 were approved. The minutes of January 12, 2023 were approved with one change. G. Squire noted that on page 1, under the first bylaw bullet point, the italicized word 'with' should be 'within.'

Report from the Zoning Administrator

T. Yandow noted two permits had been issued in the past month.

Report from the BCRC Representative

N. Faesy reviewed the most current BCRC minutes and newsletter. She noted BCRC has conducted a study of housing needs in Dorset and will give a report to the Selectboard at their February 21st meeting.

Bylaw and Town Plan

Fredrick Oneil has requested his lot on Mad Tom Rd, tax map# 08-00-011, be included in the Rural Residential district rather than the Rural Resource Protection district. There was no opposition to this request. S. Thompson made a motion seconded by N. Quigley to approve this request. Motion approved 9 – 0.

D. Mithofer spoke on behalf of her client, C. Beaty, regarding her lots on Maple Hill Ln. She said the owner would like to have her lots be included in the Rural Mixed Use zone rather than the Rural Resource Protection district. The reason for the request is that, in the event of a subdivision, the minimum lot size in the RMU is smaller (2A) than in the RRP (30A). Furthermore,

the RMU allows more uses. A motion was made by S. Durgin and seconded by S. Ross to approve this request. Motion approved 9 -0.

J. Hurley's *Municipal Plan Review Tool* comments were reviewed. It was noted all requirements have been met, as shown on page 1.

K. Wallace suggested the following changes to the bylaw based on comments in an email from J. Hurley to G. Squire of Jan. 26, 2023, as well as her own thoughts.

- Add section 4004.C – *“The Design Review Committee advises the Zoning Administrator in the case of administrative permits for properties in the Design Review Overlay District, and advises the Planning Commission for permits requiring site plan approval.”*
- Add section 3102.C(11) – *“Light fixtures shall be limited to color temperatures below 3000 Kelvin.”* T. Yandow suggests the wording be changed to “color temperatures up to and including 3000 Kelvin” because 3000K is a standard color. As written the color temperature would be limited to 2999K.
- Section 3101.D – Add: *(Reference Section 3106 for side and rear yard standards)*. On Feb. 8, 2023, after this meeting, T. Yandow sent the board an email stating this reference was inappropriate because section 3101.D refers to landscaping while section 3106 refers to screening.

A motion was made by D. McAneny and seconded by S. Ross to approve the above changes. Motion passed 9 – 0. At the time these minutes were written, T. Yandow's comments regarding above bullets two and three had not been considered by the board.

Hearing Process/Procedure

Both G. Squire and S. Ross questioned the hearing procedure after changes are made to either the town plan or bylaws. The central question seemed to be, if changes were made to either document at the hearing before the Planning Commission, is another hearing before the Planning Commission required before the revised documents are forwarded to the Selectboard for their hearings. T. Yandow will follow up with J. Barlow.

February 28, 2023 Hearings

G. Squire asked if all members would be able to attend the hearings. No board members said they could not.

Adjournment

A motion was made by S. Thompson and seconded by G. Squire to adjourn the meeting at 8:45pm. Motion passed 9 – 0.

Next regular PC meeting

Typically, the next regular PC meeting would be March 7, 2023. However this is the same day as town meeting. A new meeting date will need to be determined.

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

Respectfully submitted,
Tyler Yandow AIA
Zoning Administrator