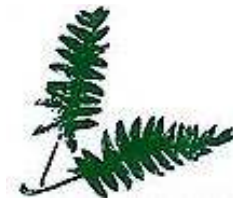


Town of Dorset, Vermont



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Town of Dorset Planning Commission March 1, 2022

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

Also Present via Zoom: Nancy Faesy (BCRC Rep.), Chris Ponessi, Scott Bourhill, Ray Smith, Lisa & John Cueman, Ruth Tanenhaus, Lindy Bowden, Brandy Saxton & Rod Francis (*PlaceSense*)

Gay Squire opened the meeting at 7:05 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 K. Wallace and seconded by S. Thompson.
Approved 8 - 0. K. Wallace noted the PC had agreed to remove event facilities from the VMU district as well as the VB district. B. Saxton confirmed this in her notes.

Report from the Zoning Administrator

T. Yandow noted permits issued during the past month.

Report from BCRC Representative

N. Faesy presented her report. She reviewed topics in the most recent issue of *News and Notes*. The next BCRC meeting will be held March 17, 2022.

Multi-Use Path Committee

G. Squire, S. Thompson, N. Quigley, and D. Berard agreed to be members of this committee.

Report from the Design Review Board

- K. Wallace presented this report. At the Feb. 16, 2022 meeting, bylaw provisions of the Design Review Overlay District were discussed. DRB comments were drafted by K. Wallace and forwarded to *PlaceSense* by T. Yandow. B. Saxton responded to these comments in her memo to the DRB of Feb. 24, 2022. The DRB reviewed this memo with B. Saxton at a special meeting on Feb. 28, 2022.
- 3378 Route 30 – The application to cover concrete block with cedar siding was presented by K. Wallace. The DRB recommended approving this application. A motion was made by S. Durgin and seconded by N. Quigley to approve the application. Approved 8 – 0.

2028 Lower Hollow Rd – Public Hearing

The application for an accessory dwelling unit (conditional use) was presented by R. Smith, the landscape architect for the project. He noted that birch and maple trees would be planted, although these were not shown in detail on the site plan. He stated the owner hoped to start work in spring of 2022. D. Berard noted the amount of disturbed earth required a State Storm Water permit and asked if one had been received. C. Ponessi responded he had been very busy and this paperwork was submitted to ANR today. D. Berard also noted a condition of the previously approved permit for the main house was obtaining a Storm Water permit, and asked if this had been received. C. Ponessi responded this application had not yet been submitted to ANR. D. Berard expressed reluctance to review the application at hand in the absence of the storm water permit for the main house which was approved in April of 2021. Board members asked R. Smith what site lighting would be installed. He responded that low lighting would be provided at terraces and walkways, as well as wall sconces at the entry doors to both barns. He was agreeable to providing a site lighting plan and fixture specifications if the board required this. He was also asked what measures were being taken to stabilize steep slopes on the site. R. Smith responded that a product called *Curlex* was being used. This is a thick mat which is biodegradable and one of the best products available to stabilize steep slopes. He has used it successfully in the past. K. Wallace asked if the Certificate of Occupancy for the main house could be conditioned on receipt of a storm water permit. T. Yandow responded he did not know and would need feedback from the town attorney. A motion was made by D. Berard and seconded by N. Quigley to approve Site Development Plan Review for this application with the conditions that the storm water permit be received, and the storm water permit for the main house be received within 6 months. Motion approved 8 – 0. After the vote, T. Yandow pointed out he could potentially not issue the permit for the accessory dwelling unit for 6 months if it took that long for the main house storm water permit to be obtained. A new motion was made by D. Berard and seconded by N. Quigley to nullify the previous vote and conditioned approval of this application on obtaining a storm water permit for the accessory dwelling unit and family gathering barns only. Motion approved 8 – 0. C. Ponessi stated he appreciated the board's understanding and emphasized that the storm water permit for the main house would be obtained.

Bylaw Discussion

The Planning Commission revisited the question of whether event facilities should be permitted in the VB and VMU districts. K. Wallace stated she felt strongly they should not because some activities at these facilities were not compatible with maintaining the atmosphere of a small Vermont village center. C. Welch and G. Squire noted that not all activities would produce excessive noise and traffic, and that prohibiting this use would also prevent desirable events such as music, poetry, conferences, and workshops. The question

of tents was raised. R. Francis noted tents were not structures and did not require a zoning permit. Tents as large as 50' x 80' can be rented. He also noted any new restrictions on event facilities would not prevent events already ongoing at existing facilities. The question of whether a special event could be considered an accessory use was raised. B. Saxton responded that section 3004 provided guidelines for accessory uses. She also noted that noise is regulated in the proposed bylaw. Further discussion about the size of new structures ensued. Given the need for 25 square feet per person, a 4000 square foot facility could accommodate 160 persons. R. Francis noted many churches in Vermont are no longer being used for religious services and are now functioning as event facilities. Given the significance of these structures in villages, it seemed better to have them used for a new purpose rather than sit idle or be torn down. G. Squire noted the Planning Commission could attach conditions to any permit for a new building, or change of use of an existing building, which would restrict the frequency and type of events allowed. R. Francis noted noise and traffic were primary concerns of neighbors in other parts of the state. As it became clear progress on this topic was not being made, G. Squire wanted to get a sense of where the PC as a whole stood on whether event facilities should be allowed in the VB and VMU districts. Each member present was asked if they did or did not support this use in the noted districts. 7 members said they supported the idea with conditions such as a smaller (4000 sq. ft.?) building footprint. These members were G. Squire, S. Thompson, N. Quigley, S. Durgin, C. Welch, W. Clarke, and D. Berard. K. Wallace said she did not support the idea. R. Francis noted that when public information sessions are started, he and B. Saxton could present more than one option.

Other Business

None.

Public Comment

None.

April 5, 2022 PC meeting – All members present at the March meeting indicated they would be available to attend the April meeting.

Adjournment

D. Berard moved and S. Thompson seconded a motion to adjourn the meeting at 9:15PM. Motion approved 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