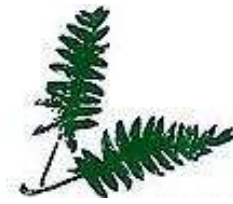


Town of Dorset, Vermont



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

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Town of Dorset Planning Commission Meeting Minutes of April 2, 2024

Present: Gay Squire (Chair), Scott Thompson (Vice Chair), Natalie Quigley, David McAneny, David Berard, Conor Welch, Kit Wallace, Scott Durgin
Also Present: Megan Thörn, Robert Beuth, Jeff Lynch, Bob Escher, Tyler Yandow (ZA)
Absent: No board members were absent
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. Thompson made a motion seconded by D. McAneny to approve the meeting minutes of March 5, 2024. The motion was approved 8 – 0.

Zoning Administrator Report – T. Yandow briefly reviewed his report of April 2, 2024. He noted the Selectboard minutes of March 19, 2024 include details of the Scoping Study by DuBois & King for the proposed multi-use path along Rt 30 from the green to North Road in Manchester. Five (5) permits were issued during March.

Report from BCRC representatives – D. McAneny noted that currently BCRC is focused on housing related issues and needs.

Design Review Committee – 102 Church St – Dorset Field Club. K. Wallace (DRC chair) gave a brief summary of the project which involves minor alterations to the clubhouse, pro-shop, and pavilion. M. Thörn gave an overview of the proposed work and some history of the buildings involved. She said work is expected to begin in the fall of 2024. Bob Escher's description of the work is found in his Expansion Description dated 3-12-24:

- Clubhouse – The 7'-0" x 27'-8" north covered porch will be enclosed to expand the interior of the President's Room.
- Pro-Shop – There will be a 23'-8" x 32'-9" addition to the north side of the building.

- Pavillion – There will be a 12’-5” x 24’0” addition to the east side of the building by enclosing a portion of the existing deck which will enlarge the fitness center room.

All new materials, doors, windows, trim, lighting, landscaping, etc. will match existing. The Design Review Committee recommended approving the application. A motion was made by S. Durgin and seconded by N. Quigley to approve the application as submitted. Motion carried 7-0-1, D. Berard abstaining as he is a Field Club employee.

Other business –

- There was discussion regarding the documentation of public hearings using meeting minutes or “Findings of Fact.” It was the consensus of the board that the additional details of Findings were helpful for more involved applications but seemed to be overkill for small projects. T. Yandow said he would continue writing Findings and circulate them to PC members via email prior to being finalized.
- There was discussion regarding which zoning applications require a public hearing. Applications reviewed by the Design Review Committee do not require a public hearing before this board because the DRC is advisory only, to the Planning Commission. T. Yandow noted State statutes address when public hearings are required as well as the notice time for each type of review.
- S. Durgin will be stepping down from the Planning Commission after this meeting. The board thanked him for his valuable contributions and extended an invitation to rejoin the board if and when time allows.
- The number of seats on the Planning Commission was discussed. Presently there are nine (9) seats on the board. There was consensus that a seven (7) member board would be more than adequate. G. Squire will write the Selectboard to recommend the size of the board be changed from nine (9) to seven (7).

Public comment – None.

Next regular Planning Commission meeting – May 7, 2024, 7:00PM. S. Thompson will chair this meeting.

Adjournment - A motion was made by S. Thompson and seconded by D. Berard to adjourn the meeting at approximately 8:00PM. 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