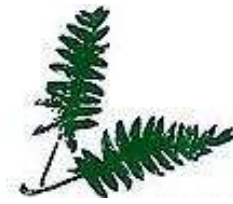


# Town of Dorset, Vermont



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## **Town of Dorset Planning Commission Meeting Minutes of April 4, 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), Vickie Haskins, Stacy Silvers, John Pelletier, Alec & Jennifer Petry, Todd Beyer, Rob Gaiotti, Christine Cook  
**Cc:** B. Saxton

Chair Gay Squire opened the meeting at 7:01 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**

The town video taped the meeting.

### **Approval of meeting minutes**

S. Thompson made a motion seconded by D. Berard to approve the meeting minutes of March 7, 2023 as written. Motion approved 9 – 0.

### **Report from the Zoning Administrator**

T. Yandow noted three permits were issued during February.

### **Report from Representative to BCRC**

N. Faesy reported that the BCRC approved the planning process for amendments to the town plan at the March 16, 2023 meeting. She also noted FEMA flood plain maps are in the process up being updated. An overview of the Dorset Housing study was also discussed. The next BCRC meeting will be held May 18, 2023 at the Bennington Museum. This is the annual meeting. All are encouraged to attend.

### **Report from the Design Review Board**

No meeting was held in March.

**Public Hearing: 54 Myrickview** – Todd Beyer presented the application for side yard setback waivers for the owner, A. Chamberlain. He noted part of the existing house does not meet the western side yard setback and the application was for additions which would also not meet the

setback. The new deck at location #1 is the most desirable because the roof is more easily integrated with the existing roof configuration. G. Squire reviewed the criteria in section 3.13. The board found all requirements had been satisfied. Because the new deck in location #1 will be 7' from the property line, D. Berard, D. McAneny, S. Durgin, and S. Ross all requested confirmation the neighbor to the west (Rollinson) has no objection to the proposed work. T. Beyer will obtain this. S. Durgin made a motion seconded by C. Welch to approve the application contingent on obtaining confirmation from the neighbor noted above. Motion passed 9 – 0.

**Public Hearing: 51 Ford Rd** – J. Pelletier (Hiltz Propane) presented the application on behalf of the owner, Vickie Haskins, to install two new liquid propane storage tanks. Trucks will be loaded from these tanks rather than directly from rail cars as is now the case. He noted a state permit from the Dept. of Fire Safety had been obtained. A copy of this permit was emailed to the ZA during this meeting. G. Squire reviewed the criteria in section 3.8 and the board found all had been met. K. Wallace questioned if any outdoor lighting was part of the project. J. Pelletier responded yes, and agreed to add the locations to the site plan. T. Yandow requested a copy of the cut sheets for all new light fixtures. A motion was made by K. Wallace and seconded by D. Berard to approve the application as submitted with the condition all new light fixtures be added to the site plan. Motion passed 9 – 0.

**Public Hearing: Battenkill River dredging near parcel 11-00-063.12** – R. Gaiotti presented the application for the town (applicant). He noted this work is part of flood remediation in and around Brookside Dr. A stream alteration permit has been obtained from the Agency of Natural Resources as well as a permit from the Army Corp of Engineers. No wetland permit was required. G. Squire reviewed the criteria in section 3.8 and the board found all applicable issues had been satisfied. A. Petry asked if this project was in lieu of the rail bridge over the river being replaced. T. Yandow replied, no. The rail bridge is still scheduled to be replaced some time this year. S. Durgin made a motion seconded by D. Berard to approve the application as submitted. Motion passed 9 – 0.

**Bylaw discussion** – T. Yandow reported speaking with D. Beebe regarding his preferred zoning district for the Beebe farm. D. Beebe requested land east of the railroad track (tax map# 07-00-063) be in the Rural Mixed Use zone rather than the Rural Residential zone. H. Chandler's letter to the board was discussed but no action was taken. The board will take action on this letter after reviewing comments from B. Saxton regarding same. It was also agreed the purpose/definition of the Rural Resource Protection zone needs to be revisited.

The board agreed to hold a special meeting April 11, 2023 at 7:00pm to finish tying up loose ends before the proposed bylaw is sent to the Selectboard for a public hearing.

**Other business** – None.

**Public comment** – None.

**Next regular Planning Commission meeting** – May 2, 2023, 7:00pm. C. Welch and D. McAneny noted they may not be able to attend this meeting.

**Adjournment**

K. Wallace made a motion seconded by S. Durgin to adjourn the meeting at 9:00pm. Motion passed 9 – 0.

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

Respectfully submitted,  
Tyler Yandow  
Zoning Administrator