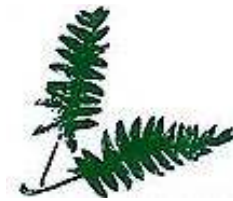


# Town of Dorset, Vermont



**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](mailto:townmanager@gmail.com)  
Website: [www.dorsetvt.org](http://www.dorsetvt.org)

=====  
*Chartered 1761*  
=====

## **Town of Dorset Planning Commission Meeting Minutes of April 5, 2022**

Present: Gay Squire (Chair), Scott Thompson (Vice Chair), David Berard, Natalie Quigley, Tyler Yandow (Zoning Administrator), Chelsea Lowberg, Noel Dydo, Kim Butterworth, Ryan Downey, Anna Johansen, Brent Herrmann  
Present via *Zoom*: Will Clarke, Scott Durgin, Conor Welch, Mark Daniels, Nancy Faesy, Jeremy Crumb, Kaegen Morris, Bill Horton, Caitlin McCarthy, Jim Clubb, Brandy Saxton, Rod Francis, Mara & Ed McCarthy  
Absent: Scott Ross, Kit Wallace

Gay Squire opened the meeting at 7:03 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 March 1, 2022**

Motion to approve minutes made by S. Thompson and seconded by S. Durgin.

Approved 7 - 0. K.

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

T. Yandow noted permits issued during the past month.

### **Report from BCRC Representative**

N. Faesy presented her report. EV car show to be held April 24<sup>th</sup> on Dorset Green. Annual BCRC meeting to be May 19<sup>th</sup>. Also discussed was pending state legislation regarding energy conservation.

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

T. Yandow presented the DRB minutes. A. Johansen presented the application for the owner. A motion to approve the application as presented was made by S. Durgin and seconded by N. Quigley. Approved 7 – 0.

### **212 Kelleher Rd – Public Hearings – 2 lot subdivision – Preliminary & Final Plat Review**

R. Downey presented the application for the owners. G. Squire reviewed the criteria of Subdivision Regulations §7.04. T. Yandow asked for the location of access to the larger, undeveloped parcel. R. Downey and B. Herrmann both said no development was being proposed as part of this application and the required road frontage has been provided. T. Yandow noted a new curb cut on Morse Hill Road would probably not be approved, resulting in access from Kelleher Road only. The criteria of §7.04 were found to be satisfied. A motion to approve the Preliminary Plat was made by N. Quigley and seconded by W. Clarke. Motion was approved 7 – 0. G. N. Dydo asked if the larger lot would be clear cut as logging has already started. R. Downey responded that logging was not part of the application being reviewed and did not require a town permit. Squire reviewed the criteria of Subdivision Regulations §8.04. All were found to be satisfied. A motion to approve the Final Plat was made by D. Berard and seconded by W. Clarke. Motion approved 7 – 0.

### **1045 Kirby Hollow Rd (Long Trail School) – Public Hearing for storage building**

J. Crumb presented the application. W. Horton asked if the proposed building would have a concrete foundation. J. Crumb replied the building will be set on the asphalt drive, and that crushed stone would be brought in if the building extended beyond the asphalt. G. Squire reviewed the criteria of §3.8.3(4). All were found to be satisfied. There will be no lighting inside or outside the building. A motion to approve the application as submitted was made by S. Thompson and seconded by N. Quigley. Motion approved 7 – 0.

### **Bylaw Discussion**

B. Saxton presented her memo to the P.C. dated April 5, 2022. She identified two primary issues around the discussion of event facilities: 1) use, and 2) new buildings. She suggested they be considered separately. G. Squire felt many residents in the proposed Village Business and Village Mixed Use zones are opposed to both events (use) as well as new buildings. R. Francis and B. Saxton noted if event facilities were not permitted, those which are currently occurring would be grandfathered and not be subject to any regulations. Whereas if these facilities were permitted, it would allow the town to regulate not only new but existing event venues. R. Francis also cautioned against restricting specific types of events because case law might find this discriminatory. Proposed Conditional Use Review standards would control the characteristics of events (noise, traffic, parking, safety, lighting, etc.). The size of events could be limited by the size of the building as well as parking requirements both on and off site. He also cautioned against restricting building footprints to 2000 square feet as is now the case in the Village Commercial district, because this creates a large number of pre-existing/non-conforming residences which cannot be added onto. J. Clubb asked why the issue of event facilities was being discussed again after the town voted it down several years ago. G. Squire responded this was part of restructuring the entire bylaw, a task the PC started in 2020. T. Yandow noted public input would be sought *before* any public hearings are held. G. Squire reminded those present that the existing 2000 square foot building footprint was a reaction to the buildings constructed for the now defunct car dealerships in E. Dorset, and that any new building for events could not be constructed until the water supply system is repaired. B. Saxton suggested that the regulations for event facilities could be different in different locations in the same zoning district. J. Clubb brought up the issue of enforcement. R. Francis noted this was currently a challenge for the

ZA and this would likely not change if the proposed regulations were adopted.

B. Saxton suggested the board consider holding an extra meeting in April to finish reviewing the proposed bylaw prior to holding public information meetings. It was agreed to hold a **special PC meeting on April 13, 2022 at 7:00pm**. Discussion will start at Chapter 3. T. Yandow will draft and distribute the agenda.

**Other Business**

None.

**Public Comment**

None.

**The next regular PC meeting will be held May 3, 2022.**

**Adjournment**

S. Thompson moved and G. Squire seconded a motion to adjourn the meeting at 9:25PM. Motion approved 7 – 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