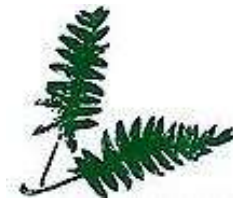


Town of Dorset, Vermont



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Chartered 1761

Town of Dorset Planning Commission Meeting Minutes of April 11, 2023

Present: Gay Squire (Chair), Scott Thompson (Vice Chair), Connor Welch, Natalie Quigley, David McAneny, Kit Wallace, Scott Durgin, David Berard
Also Present: Tyler Yandow (ZA), Rod Francis (PlaceSense), Henry Chandler, Jack Gilbert
Cc: B. Saxton

Chair Gay Squire opened the meeting at 7:04 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 K. Wallace to approve the meeting minutes of April 4, 2023 as written. Motion approved 8 – 0.

Bylaw discussion – R. Francis addressed the bulleted points on T. Yandow's note of April 4, 2023, listing open bylaw issues needing further discussion. Bullet points were addressed in order from top to bottom of note.

1. D. Beebe has requested all of the parcel with tax map number 07-00-063, to the east of the railroad tracks, be part of the Rural Mixed Use district. D. Frost has not responded to the town's request regarding the preferred zoning district for parcel 11-00-011. K. Wallace made a motion seconded by S. Durgin to include the Beebe parcel in the RMU district. Motion passed 8 – 0.
2. See #1.
3. Purpose of RRP district – R. Francis provided amendments to §2107. See copy attached to these minutes. The PC accepted these changes.
4. See letter from H. Chandler to PC, received by ZA April 4, 2023. He suggested lots identified as **A** through **J** be removed from RRP and included in RR. The Verdery lot (**A**) was changed at the April 4, 2023 meeting to be in the RR district. R. Francis expressed concern changing the remainder of the lots would create a map which did not accurately reflect the development potential of these lots. It was agreed the zoning district for lots **B** through **J** would not be changed.

5. Grout Pond camping huts – Before the meeting R. Gaiotti questioned whether these could be considered short term rentals and therefore be required to meet the STR requirements of the proposed bylaw. R. Francis responded that because these were on federal land, the town does not have jurisdiction over how they are used. He added §3005.E addressing “Backcountry Camping Units.” The PC agreed this new section addressed the concerns raised by R. Gaiotti, and it will be added as written.
6. Increasing housing density outside of village areas – R. Francis suggested leaving the existing densities as written, and that this issue could be revisited after the new bylaw had been in place for 12 – 18 months.
7. 13 lots at beginning of class IV section of Dorset Hill Rd – Development on these lots is limited due to steep slopes. A motion was made by S. Thompson and seconded by S. Durgin to leave these lots in the RRP district. Motion carried 8 – 0.
8. Dorset Field Club golf course – At previous PC meetings, the question of whether the entire 18 hole golf course should be part of the Design Review overlay zone. D. Berard noted the buildings on holes 9 through 18 are not visible from public roads and are primarily used for maintenance. A motion was made by G. Squire and seconded by D. McAneny to remove holes 9 through 18 from the Design Review overlay district. Holes 1 through 9 will remain as part of the Design Review overlay district. Motion carried 8 – 0.
9. General discussion of bill S.100 (housing) – This bill has not yet been passed by the house and senate. R. Francis suggested changes may be made before being passed and presented to the governor to sign. For these reasons it currently has no bearing on the bylaw amendments currently under discussion.

Public Hearings before Selectboard – On April 12, 2023 G. Squire received an email from M. Thörn confirming the earliest possible date for these hearings is May 16, 2023. The Selectboard will discuss this at their next meeting and report back to the ZA and PC regarding a definite date.

Expiring PC terms – At the end of April 2023, the terms of G. Squire, S. Thompson, and K. Wallace will expire. All agreed to accept a new 4-year term on the board. G. Squire added that the board may want to consider electing a new chairperson. Board members noted she has done an outstanding job as chair and were happy to have her continue in this capacity.

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

S. Thompson made a motion seconded by D. McAneny to adjourn the meeting at 9:00pm. Motion passed 8 – 0.

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

Respectfully submitted,
Tyler Yandow
Zoning Administrator