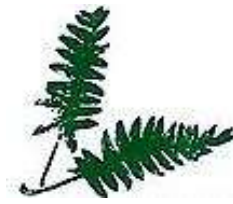


Town of Dorset, Vermont



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Chartered 1761

Town of Dorset Planning Commission Meeting Minutes of May 2, 2023

Present: Gay Squire (Chair), Scott Thompson (Vice Chair), Connor Welch, Natalie Quigley, Kit Wallace, Scott Durgin, David Berard
Also Present: Tyler Yandow (ZA), Ray Petry, Janet Hurley/BCRC, Eamon Mulligan/MSK, John Stasny, Lawrence Davis, Megan Thörn (part time), Jack Appelman, Matthew Wamsganz
Cc: B. Saxton

Chair G. Squire opened the meeting at 7:01 p.m.

Chair to Note Any Changes in Agenda

G. Squire noted a formal vote to send the amended bylaw to the Selectboard for a public hearing was needed.

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 K. Wallace to approve the meeting minutes of April 11, 2023 as written. Motion approved 7 – 0.

Report from BCRC representative – N. Faesy noted the annual BCRC meeting will be held May 18, 2023 at the Bennington Museum. She reviewed highlights from the latest BCRC newsletter including household hazardous waste disposal, state grants, and electric vehicle charging stations. Liz Ruffa has been approved by the selectboard to fill the seat currently held by N. Faesy. D. McAneny has applied to the selectboard to fill the seat formerly held by J. LaVecchia.

Amended bylaw – A motion was made by D. Berard and seconded by S. Thompson, to send the proposed amended bylaw to the selectboard for a public hearing. Motion carried 7 – 0.

Design Review Board – K. Wallace presented the application submitted by F. Molgano to replace one 2nd floor window facing Route 30. The application meets the requirements of both the existing and proposed bylaw, K. Wallace noting this was a replacement of “like with like.” A motion was made by D. Berard and seconded by N. Quigley to approve the application as submitted. Motion carried 7 – 0.

Consultation Review with BCRC – As a BCRC member, this review is done every four years. J. Hurley noted the town has recently updated the town plan and is currently working on updating the bylaw. No weaknesses in either document could be identified. She asked if the commission knew of any topics for which BCRC could provide training. G. Squire suggested the commission write formal decisions for applications requiring a public hearing. In the past the meeting minutes have served this purpose. S. Ross noted written formal decisions are useful documents should a case be appealed before the environmental court. J. Hurley also suggested the town consider creating a development review board which would replace the zoning board of adjustment. The development board would review all applications and appeals requiring a public hearing. The planning commission would do planning only. T. Yandow noted this has been discussed with town manager R. Gaiotti in the past and that both he and Gaiotti feel it would be a good idea. There is no urgency to make this change but Hurley suggested when the commission is no longer burdened by other things, that it considers this change. In related matters, J. Hurley recommended the board swear in all persons providing testimony at hearings.

2045 Route 7 – G. Squire swore in M. Wamsganz who presented the application to add a stand-alone freezer behind the Jiffy Mart at this address. She reviewed the criteria from both the existing and proposed bylaw. There will be no new lighting associated with the freezer which is needed to provide additional space primarily during the summer horse show. No screening is proposed because it would interfere with truck access to the freezer. The commission requested information regarding the energy efficiency of the unit which was provided via email by Wamsganz after the meeting. The freezer is model CPF150JC-E-4-EV produced by Norlake. A motion was made by S. Thompson and seconded by K. Wallace to approve the application as submitted with the condition the applicant provide information regarding the energy efficiency of the unit. Motion carried 7 – 0.

627 Dorset West Rd – 2 lot subdivision. G. Squire swore in E. Mulligan. E. Mulligan presented the application for the owner, J. Appelman. Lot C is being subdivided into lot C and lot D. The application is considered a major subdivision because it has been subdivided in the recent past. There was discussion regarding the location of Frost Pond Road, and driveways. See attached map. L. Davis expressed concern regarding possible damage to his property by large vehicles needing to make sharp turns. This has happened in the past and repaired by J. Appelman. He also expressed concern regarding the quality of water for his pond as well as the management of storm water from Appelman's lots. The commission questioned whether large vehicles are able to negotiate the drives serving all four lots. J. Appelman stated this has not been a problem and that large garbage trucks and similar vehicles have had no problem accessing his residence for many years. G. Squire reviewed the subdivision criteria in the existing bylaw. No issues were identified. A motion was made by D. Berard and seconded by N. Quigley to approve the preliminary plat as submitted. Motion carried 7 – 0. No changes to the preliminary plat were made. A motion to approve the final plat was made by S. Ross and seconded by D. Berard. Motion carried 7 – 0. G. Squire reviewed the subdivision criteria in the proposed, amended bylaw. No issues were identified. A motion was made by K. Wallace and seconded by D. Berard to approve the preliminary plat as submitted. Motion carried 7 – 0. No changes were made to the preliminary plat. A motion was made by G. Squire and seconded by S. Ross to approve the final plat. Motion carried 7 – 0.

J. Appelman expressed concern regarding the time and financial cost to obtain state and local

permits.

Bylaw – G. Squire noted hearings for the amended town plan and bylaw are scheduled for May 16, 2023 and encouraged all PC members to attend.

Other business – None.

Public comment – None.

Next regular Planning Commission meeting – June 6, 2023, 7:00pm. All present will be able to attend.

Adjournment

N. Quigley made a motion seconded by S. Ross to adjourn the meeting at 9:25pm. Motion carried 7 – 0.

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

Respectfully submitted,
Tyler Yandow
Zoning Administrator