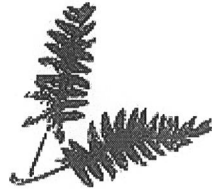


Town of Dorset, Vermont

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Chartered 1761

Town of Dorset Planning Commission Meeting Minutes of May 3, 2022

Present: Gay Squire (Chair), Scott Thompson (Vice Chair), David Berard, Natalie Quigley, Scott Ross, Connor Welch, Kit Wallace, Scott Durgin, Will Clarke, Tyler Yandow (Zoning Administrator), Nancy Faesy (BCRC Rep)

Also Present: Chris Cole, Berta Maginniss, Merrill Bent, Chris Ponessi, Laurie Adler, Joseph Walker, Alison Longley, Travis Bailey, Tim Loveday, Gertrude Deredita, Brandy Saxton (part time), Rod Francis (part time)

Gay Squire opened the meeting at 7:01 p.m.

Chair to Note Any Changes in Agenda

The chair noted items 9 and 10 would be switched, item 10 being addressed first.

Disclosure of Any Conflicts of Interest

T. Yandow noted he is remotely related to R. Rosenberg but was unaware of this until quite recently.

Recording of Meeting

The Zoning Administrator and M. Bent recorded the meeting.

Approval of meeting minutes of April 13, 2022

Motion to approve minutes made by D. Berard and seconded by S. Thompson.
Approved 7-2-0, S. Durgin and S. Ross abstaining.

Report from Zoning Administrator

T. Yandow noted the Multi-Use Path Committee had met to review proposals from consulting engineers, and the annual BCRC meeting/dinner will be held May 19, 2022. 6 permits were issued during the past month.

Report of BCRC Representative

N. Faesy provided additional details about the up coming BCRC meeting/dinner. She also mentioned grants for flood remediation, S.234, aimed at preserving Vermont forests. N. Faesy asked if the BCRC study documenting non-complying lots in the two village centers had been forwarded to B. Saxton & R. Francis. T. Yandow replied he would check on this.

Report from the Design Review Board

K. Wallace noted an application for a garage at 3191 Route 30 had been discussed and continued pending additional information. Subsequently the applicant withdrew the application. Also reviewed was an application for emergency roof repairs at the Barrows House (3154 Route 30). The owner proposed to replace the existing asphalt shingle roof with a standing seam roof to match what is currently being installed at the Dorset Inn. The DRB recommended approval of this application. A motion to approve the application as submitted was made by S. Ross and seconded by N. Quigley. The motion approved 9-0.

Public Hearing – Request for waiver, 0 Red Tail Ln, 06-00-023.1

G. Squire opened the hearing and noted this application is under appeal to the ZBA. The appellant claims the hearing should not be held because the application was received by the ZA less than 30 days prior to the hearing, as required by Bylaw section 3.8.1. In light of this appeal, G. Squire continued the hearing until the next Planning Commission meeting on June 7, 2022.

Bylaw Discussion

B. Saxton and R. Francis lead a discussion of the following sections and topics pertaining to the proposed new bylaw:

- Public information sessions prior to public hearings – Draft copies of the proposed bylaw will be available to the public prior to public information meetings. B. Saxton suggested the PC compose a cover letter to the public outlining a brief history of bylaw work done to date. Large scale maps of the proposed revised zoning district maps should also be available to the public prior to these meetings. The first meeting will be held June 9, 2022. It was the consensus of the PC the second meeting should be in July. B. Saxton and R. Francis will provide days in July when they are available.
- 4303.C(2) – Change the *Time to Act* by the DRB after complete application is received by ZA from 15 days to 21 days.
- 4304.C – Classification of Site Development Plan review into major and minor categories is new.
- 4305.A – Criteria for determining if a change to an existing Conditional Use constitutes a major change is new.
- 4310 – Requirement for building envelopes for subdivisions is new requirement.
- 4404 – Waiver – Language in this section is significantly different from current bylaw.
- 3018.D – Conditional Uses – No longer requires hearing before ZBA. PC hearing only.

Other Business

None.

Public Comment

None.

The next regular PC meeting will be held June 7, 2022.

Adjournment

S. Thompson moved and D. Berard seconded a motion to adjourn the meeting at 9:05PM. Motion approved 9 – 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

