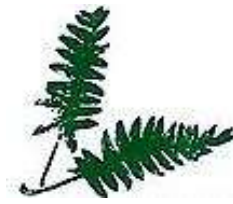


Town of Dorset, Vermont



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Town of Dorset Planning Commission Meeting Minutes of June 6, 2023

Present: Gay Squire (Chair), Scott Thompson (Vice Chair), Natalie Quigley, Kit Wallace, Scott Ross, David Berard, David McAneny, Scott Durgin
Also Present: Tyler Yandow (ZA), Christopher Ponessi (MEPPC), Matthew Roberts, Jim O’Gara, Kathy Hogstrom, Mark Philips, Ralph Vecchio, Dan Thompson, Heidi Frost (part time)
Cc: R. Gaiotti

Chair G. Squire opened the meeting at 7:02 p.m.

Chair to Note Any Changes in Agenda

None.

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

D. Berard made a motion seconded by S. Thompson to approve the meeting minutes of May 2, 2023. S. Ross noted he attended the meeting but is not listed as an attendee on these minutes. The motion was amended and approved 8 – 0.

Zoning Administrator Report – T. Yandow noted several zoning permits had been issued in May. He also encouraged PC members to attend the upcoming VLCT planning and zoning workshops.

Report from BCRC representative – No report.

Design Review Board – The board did not meet in May.

Public Hearing: 1902 Dorset Hill Rd – Two lot subdivision. C. Ponessi presented the application to the commission. A waste water permit has been obtained from the state. The commission examined the slope map provided by C. Ponessi. K. Hogstrom expressed concern a house on the new lot would become dilapidated and opposed the application. She also expressed concern if a new house was rented, the occupant turnover would be frequent, disrupting the neighborhood. G. Squire reviewed the preliminary plat criteria from the subdivision regulations. It was found all were met. S. Durgin made a motion seconded by S. Thompson to approve the preliminary plat as

submitted. Motion approved 8 – 0. C. Ponessi presented the final plat. G. Squire reviewed the final plat criteria. It was found all were met. D. McAneny made a motion seconded by N. Quigley to approve the final plat. Motion passed 8 – 0.

Public Hearing: 12 E. View Ln – 2 lot subdivision. M. Roberts (MEPPC) presented the application on behalf of the owner. G. Squire reviewed the preliminary plat criteria. All were found to have been met. D. Thompson expressed concern about development near his property. M. Roberts noted this area is fairly steep and not suitable for development. S. Thompson made a motion seconded by D. McAneny to approve the preliminary plat. Motion carried 8 – 0. M. Roberts presented the final plat. The final plat criteria were reviewed by S. Squire. All were found to have been met. S. Ross made a motion seconded by S. Durgin to approve the final plat. Motion carried 8 – 0.

Public Hearing: 54 Hills Court – Site Development Plan review for proposed warehouse. C. Ponessi presented the application to the board and noted the project will require an Act 250 permit as well as a storm water permit. A waste water permit has been obtained by the state. C. Ponessi noted he is waiting for comment from the E. Dorset Fire Dept. but does not anticipate any issues being raised. G. Squire reviewed the criteria in section 3.8.3 of the bylaw. She asked if the building would have any exterior lighting. C. Ponessi responded there will be a goose neck fixture over man doors which meets Act 250 Night Sky requirements. There will be no lighting for the parking area. C. Ponessi will provide a cut sheet of the goose neck fixture to T. Yandow. A motion was made by S. Thompson and seconded by S. Durgin to approve the application with the conditions a cut sheet for the goose neck light fixture and an ability to serve letter from the E. Dorset Fire Department be provided to T. Yandow, and an Act 250 permit is obtained from the state. Motion approved 8 – 0.

Other business – None.

Public comment – None.

Next regular Planning Commission meeting – July 11, 2023, 7:00pm. All present will be able to attend.

Adjournment

S. Thompson made a motion seconded by S. Ross to adjourn the meeting at 8:30pm. Motion carried 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