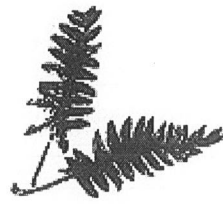


Town of Dorset, Vermont



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Chartered 1761

Town of Dorset Planning Commission Meeting Minutes of July 11, 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), Rob Gaiotti, Shawn Sommers, Karen & Bob Allen, Bob & Carol Ferraro, Amy Panetta, Peter & Nancy Drake, Steve Holman, Craig McDonough
Cc: All present, Brandy Saxton

Chair G. Squire opened the meeting at 7:01 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. McAneny made a motion seconded by D. Berard to approve the meeting minutes of June 6, 2023. The motion was approved 8 – 0.

Zoning Administrator Report – T. Yandow noted several zoning permits had been issued in June. He also noted the Zoning Board of Adjustment had approved the expansion of a pre-existing/non-conforming use at 2732 Route 30 (H.N. Williams Store).

Report from BCRC representative – No report.

Design Review Board – Three applications were reviewed.

3390 Route 30 – Karen Allen presented the application to the board to replace windows at the rear of the building, noting the new windows would not have divided lights. S. Durgin made a motion seconded by N. Quigley to approve the application as submitted. Motion carried 8 – 0.

143 Church St (United Church of Dorset & E. Rupert) – S. Holman presented the application to screen mechanical equipment on the west side of the church with fencing. This was a request from H. Raspe, the neighbor to the west of the church. The fencing is illustrated on the drawing submitted with the application. The fencing will be constructed of pressure treated lumber and stained Cliffside Gray HC-180. This color is very close to the color of the stone on the main portion of the church. The propane tank on the west side will be moved to the south side of the

church, out of view. No screening for the propane tank is proposed. A motion was made by S. Thompson and seconded by D. McAneny to approve the application as presented. Motion carried 8 – 0.

108 Church St – P. Drake presented the application to the board. A 24’ section of fence is proposed at the east side of the property, starting at the northeast corner and extending south. A 96’ section of fence is proposed for the west side of the property starting at the northwest corner and extending south. Two areas of the house will get lattice work to match existing. One section is on the east side while the other is on the north side. See tax map included with application. K. Wallace suggested the fences be painted white to match other similar fences in the Design Overlay District. After some discussion by the board, it was agreed the fences would not be painted but left to age naturally. Tall shrubs similar to hydrangea will be planted on the neighbor’s side of the fence on the west side, opposite the Field Club. No plantings will be installed at the east side fence. A motion was made by K. Wallace and seconded by S. Thompson to approve the application as noted above. Motion carried 8 – 0.

Public Hearing: 200 Raptor Ln – Proposed town office, site development plan review. R. Gaiotti presented the application to the board. K. Wallace asked where overflow parking would be located. R. Gaiotti responded additional parking would be possible along Raptor Lane. Gaiotti also noted the application includes a stand-alone generator with screening located outside, behind the vault at the back of the building. Ground mounted solar arrays are also planned. The commission asked if any exterior lights would be installed. R. Gaiotti responded he will provide cut sheets and locations for all exterior lights. A letter from the fire department is needed stating the department will be able to provide fire protection for the project. G. Squire reviewed the site development plan criteria in bylaw section 3.8. All applicable criteria were found to have been met. B. Ferraro asked questions regarding the project’s financing. R. Gaiotti stated these questions were not applicable to the review of the application by the planning commission. A motion was made by S. Thompson and seconded by S. Durgin to approve the application as submitted with the conditions that light fixture specs and locations, as well as the above noted letter from the fire department be received by the zoning administrator. Motion carried 8 – 0.

Public Hearing: 3486 Dorset Hill Rd – Accessory dwelling unit, conditional use/site development plan review. S. Sommers presented the application to the board. T. Yandow noted the structure will initially be built as a camp but will eventually be upgraded to an accessory dwelling unit with a conventional septic system. The WW permit application has not yet been submitted to the state because it has been too wet to dig test pits. A walking path will access the structure from the main house. No new driveway is proposed. Parking for the new structure will be along the existing driveway to the main house. S. Sommers reviewed his memo to the board regarding applicable criteria from bylaw section 3.8. It was found all applicable criteria had been met. A motion was made by D. Berard and seconded by N. Quigley to approve the application as submitted. Motion carried 8 – 0.

Other business – T. Yandow noted the selectboard is considering removing short term rental regulations from the proposed amended bylaw and creating a separate stand-alone ordinance for this use only. He encouraged board members to attend the next selectboard meeting tentatively scheduled for July 18, 2023.

Public comment – None.

Next regular Planning Commission meeting – August 1, 2023, 7:00pm. N. Quigley will not be able to attend. Other board members present indicated they would attend.

Adjournment

D. Berard made a motion seconded by K. Wallace to adjourn the meeting at 8:35pm. 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

