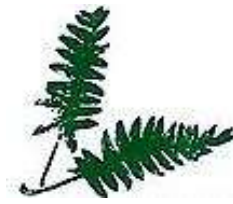


# Town of Dorset, Vermont



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*Chartered 1761*  
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## **Town of Dorset Planning Commission Meeting Minutes of August 1, 2023**

**Present:** Gay Squire (Chair), Scott Thompson (Vice Chair), Kit Wallace, Scott Ross,  
David Berard, David McAneny, Scott Durgin, Connor Welch  
**Also Present:** Tyler Yandow (ZA)  
**Cc:** R. Gaiotti, all present

Chair G. Squire opened the meeting at 7:00 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**  
S. Ross made a motion seconded by K. Wallace to approve the meeting minutes of July 11, 2023.  
The motion was approved 8 – 0.

**Zoning Administrator Report** – T. Yandow noted several zoning permits had been issued in July. He also noted the Zoning Board of Adjustment had approved an accessory dwelling unit at 3486 Dorset Hill Rd.

**Report from BCRC representative** – D. McAneny attended his first BCRC meeting as a town representative. He noted the state has updated both residential and commercial energy regulations but was unsure if these were in addition to existing regulations, or if they replaced them. He will find out and report back to the board.

**Design Review Board**  
**3115 Route 30** – K. Wallace presented the application submitted by L. Beckwith to install lattice work / screening to hide mechanical equipment on the north side of the building. A motion was made by D. Berard and seconded by S. Thompson to approve the application as submitted. Motion carried 8 – 0.

**Other business** – G. Squire suggested the board consider writing decisions as stand-alone documents using templates created by VLCT, BCRC, or the Vermont Land Use Collaborative. She stated this would create a more detailed account of how decisions were reached, and would

likely stand up to legal challenges before the Zoning Board of Adjustment or Environmental Court. S. Ross felt decisions were better written by attorneys rather than town boards. G. Squire discussed this further with T. Yandow the following day, Aug. 2, 2023. T. Yandow suggested either VLCT or BCRC could appear before the board to make a presentation on this topic. G. Squire will follow up with Janet Hurley at BCRC.

**Public comment** – None.

**Next regular Planning Commission meeting** – September 5, 2023, 7:00pm. All board members present indicated they would be able to attend.

**Adjournment**

S. Ross made a motion seconded by D. McAneny to adjourn the meeting at 7:40pm. Motion carried 8 – 0.

**Postscript** – On August 2, 2023 S. Ross submitted his resignation from the board via email.

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

Respectfully submitted,  
Tyler Yandow  
Zoning Administrator