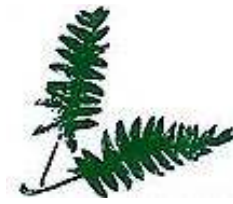


Town of Dorset, Vermont



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Chartered 1761

Town of Dorset Planning Commission Meeting Minutes of August 2, 2022

DRAFT

Present: Gay Squire (Chair), Scott Thompson (Vice Chair), David Berard, Scott Ross, Connor Welch, Scott Durgin, Natalie Quigley, Kit Wallace, Tyler Yandow (Zoning Administrator),
Absent: Will Clarke
Also Present: Ken Gilbert, Paul VanDerWielen, Curan VanDerWielen, Christopher Ponessi, Scott Bourhill, Dave Wilson, David Rose, Ray Smith, Peter Kinder

Gay Squire opened the meeting at 7:05 p.m.

Chair to Note Any Changes in Agenda

Item #11, Bylaw Discussion, should not have been on the agenda.
The minutes of the July 5, 2022 meeting have already been approved.

Disclosure of Any Conflicts of Interest

No conflicts of interest were disclosed.

Recording of Meeting

The Zoning Administrator recorded the meeting on Zoom.

Approval of meeting minutes of July 26, 2022

Motion to approve minutes made by D. Berard and seconded by S. Ross.
Approved 8 -0.

Public Hearing: 2028 Lower Hollow Rd

R. Smith presented the amendment to permit 030-2022BU. The owner would like to move the two buildings closest to Lower Hollow Road 50' away from the road. Because of the terrain, this will result in the buildings being approximately 3' higher than the original location. The quantity of impervious surface will remain the same or be slightly less. The storm water permit is not affected by this change because it is updated regularly based on work to date. A motion was made by D. Berard and seconded by S. Ross to approve the requested change. Motion approved 8 – 0.

Public Hearing: 56 Peckham Ln

Paul VanDerWielen, the owner, presented the application for a garage and accessory

dwelling unit. The structure will be to the south of the main house and utilize the same driveway. The building will be built on piers, allowing storm water to drain beneath it. Although the owner's intention is not to build this structure right away, he wanted to get all state and local permits approved before an upcoming change in the state storm water rules takes effect. This change would have required a storm water permit be obtained. That said, S. Thompson suggested installing a silt fence as part of storm water management. It was noted the dimensions of both the main house and garage/apartment are not correctly shown on the application. P. VanDerWielen will contact F. Parent and have them corrected. G. Squire reviewed the Site Development Plan criteria in bylaw section 3.8. No issues were identified. Exterior lighting will be motion activated, with lights staying on for a maximum of 20 seconds. P. VanDerWielen asked T. Yandow if the permit has an expiration date. T. Yandow replied owners have one year to start a project. If that does not happen, the permit can be renewed once for an additional year. Once a project has started, the permit has no expiration date. A motion was made by S. Thompson and seconded by D. Berard to approve the application with the condition the building dimensions on the application be corrected. Motion was approved 8 – 0.

Other Business

There was casual discussion about the proposed bylaw change along Route 30 near the Manchester town line. What is now Village Commercial would be changed to Village Mixed Use. The minimum size of a lot not connected to a community water system would increase from 40,000 sq.ft. (.92A) to 3A. Bruce Fielding, who owns a lot in this area, has expressed concern that he purchased the lot with the understanding it could be subdivided. Under the existing bylaw this is true. Under the proposed zoning it could not. K. Wallace noted the proposed zoning regulations should not be driven by the needs or desires of individual landowners.

Public Comment

None.

The next PC meeting will be held August 23, 2022. All present expect to attend.

Adjournment

K. Wallace moved and D. Berard seconded a motion to adjourn the meeting at 8:25PM. Motion approved 8 – 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