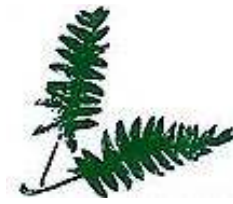


# Town of Dorset, Vermont



**Dorset Town Offices:**  
PO Box 715  
112 Mad Tom Road  
East Dorset, VT 05253

**Dorset Town Manager's Office:**  
Phone: 802-362-4571 x 3  
Fax: 802-362-5156  
Email: [townmanager@gmail.com](mailto:townmanager@gmail.com)  
Website: [www.dorsetvt.org](http://www.dorsetvt.org)

---

*Chartered 1761*

---

## **Town of Dorset Planning Commission August 3, 2021**

**Present:** Kit Wallace, Scott Thompson, Scott Ross, David Berard, Will Clarke, Conor Welch  
(via Zoom)

**Also Present:** Tyler Yandow (Zoning Administrator), Brandy Saxton (part time), Mark Miller,  
Erin Rodgers, Jess Lynn, Christopher Ponessi, Tara Shannon, Phil McGovern

**Absent:** Kit Wallace, Natalie Quigley, Gay Squire

Scott Thompson opened the meeting at 7:05p.m.

### **Chair to Note Any Changes in Agenda**

The chair noted no changes to the agenda.

### **Disclosure of Any Conflicts of Interest**

Scott Thompson recused himself from voting on the public hearing for 541 Tower Rd.

### **Board Members Introduced Themselves.**

### **Recording of Meeting**

No one other than the Zoning Administrator recorded the meeting.

### **Approval of meeting minutes of June 1, 2021**

Motion to approve minutes made by S. Ross and seconded by W. Clarke. Approved 6 – 0.

### **Report from the Zoning Administrator**

T. Yandow noted continued strong building activity in town. The Selectboard approved a bond vote to fund construction of the new town office. The town received a \$44,000 grant to continue the scoping study for the multi-use path. Construction will not begin until after all water system repairs are complete. Brookside Drive continues to flood during strong rain. The rail bridge is scheduled to be replaced in 2023. The town manager is trying to get the U.S. Forest Service to open the 'original' channel of the Battenkill, south of the rail bridge.

### **Report from the Design Review Board**

K. Wallace presented the following applications for the Design Review Board:

- 3269 Route 30 – Installation of mini-split A/C unit on south side of building. D. Berard made a motion to approve the application as submitted. Seconded by W. Clarke. Approved 6 – 0.

**Public Hearing – 101 Sugar House Ln – Site Development Plan Review** - Replace bridge over Mettowee river. Erin Rodgers of Trout Unlimited presented the project. Proposed bridge will be roughly twice the length (55') of existing one. A temporary bridge has been installed to allow continued access during construction. T. Shannon questioned whether the new bridge could be 40' rather than 55'. E. Rodgers responded that the 55' length is preferred because a shorter bridge would require re-engineering which is 90% complete and the public hearing before the ZBA has already been warned. The board reviewed the criteria in bylaw §3.8.3 and found the project in compliance with all. Six trees will be removed and replanted when construction is complete. The new bridge will have wood guardrails. Motion made by K. Wallace and seconded by S. Thompson to approve the application as submitted. Approved 6 – 0.

**Public Hearing – Fern Hill – Site Development Plan Review** - Accessory dwelling unit above 3 bay carriage house. Requires Conditional Use Review because additional square footage is being proposed. M. Miller, the builder presented the project. Since the application was received, the owner has added an open shed on the north side of the building for a tractor. Discussion ensued regarding the allowable size of the dwelling unit which is 30% of the gross area of the primary residence. The waste water permit is being revised to include the additional bedrooms in the accessory dwelling unit. One well and one waste water disposal system will serve both the main house and accessory dwelling unit. No new curb cut is needed for the carriage house. The board reviewed the criteria in bylaw §3.8.3 and found the project in compliance with all. Motion was made by S. Ross and seconded by W. Clarke to approve the application as submitted. Approved 6 – 0.

**Public Hearing – 541 Tower Rd – Site Development Plan Review** - Replace existing residence with new one. The new residence is in the Fluvial Erosion Hazard Zone and requires Conditional Use Review. See Bylaw §8.4. C. Ponessi presented the project. T. Yandow stated he considers the project an improvement to the existing structure because the net change in number of buildings is zero. The Bylaw requires a Project Review Sheet from the VT Agency of Natural Resources however C. Ponessi reported that R. Oberkirch of ANR has reviewed the project and stated no review sheet is needed and will not be issued. The new house will be further from the river than the existing one. A new waste water system will serve the new house. The board reviewed the criteria in bylaw §3.8.3 and found the project in compliance with all. Motion to approve the application as submitted made by S. Ross and seconded by K. Wallace. Approved 5 – 1 (obstain) – 0.

**Bylaw Discussion presented by B. Saxton, planning consultant**

- Section 3018, Steep Slopes. The proposed amendment requires Conditional Use Review for development on steep slopes. Discussion ensued regarding open fields versus wooded land, the amount of land affected, intent of existing 20% rule and intent of new regulations, recent history of waivers for development on steep slopes, similar regulations in other towns in Vermont, amount of land with less than 20% slope available for development, how to allow reasonable development on

steep slopes, and visibility of land cleared and structures built. The proposed amendment contains 9 criteria for the ZBA to evaluate before approving development on steep slopes (§3018.D). This section needs to be revisited before wording is finalized.

- Section 3019 – Storm water. In 2022 the State regulation requiring a storm water permit will be reduced from 1 acre to ½ acre. Discussion included requirement for GSI (Green Storm Water Infrastructure) best practices, and compatibility of bylaw language with State regulations.
- Section 3020 – Temporary Structures and Uses. No discussion.
- Section 3021 – Utility Facilities and Essential Services. No discussion.
- Section 3022 – Water Supply and Wastewater Disposal. No discussion.
- Section 3023 – Wetlands. Conditional Use Review required if proposed development adversely impacts a wetland or wetland buffer.
- Start at §3101, Design and Performance Standards next meeting.
- Brandy & Rod to attend future PC meetings via Zoom. B. Saxton suggested using “Owl” for future hybrid PC meetings. Costly?
- Aim for public hearings spring/summer of 2022.

### **Public Comments Taken**

None.

### **Other Business:**

S. Thompson suggested continued discussion of multi-use path to keep the ball rolling. The board requested a project schedule and funding outline from the town manager. T. Yandow to follow up with R. Gaiotti. Could Federal COVID funds be used for the multi-use path and new town office?

### **Adjournment**

K. Wallace moved and D. Berard seconded a motion to adjourn the meeting at 9:30PM. Carried 6 – 0.

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

Respectfully submitted,  
Tyler Yandow A.I.A.  
Zoning Administrator