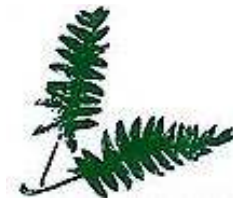


Town of Dorset, Vermont



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Town of Dorset Planning Commission Meeting Minutes of September 6, 2022

Present: Gay Squire (Chair), Scott Thompson (Vice Chair), David Berard, Scott Ross, Connor Welch, Scott Durgin, Natalie Quigley, Kit Wallace, Tyler Yandow (Zoning Administrator)

Also Present: Billy Brownlee, Ken Gilbert, Peter Gilbert, David McAneny, Brandy Saxton

Gay Squire opened the meeting at 7:05 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 Zoning Administrator recorded the meeting on Zoom.

Approval of Meeting Minutes

The meeting minutes of August 2, 2022 and August 23, 2022 were approved.

Public Hearing

2691 Route 30. Request for front yard setback waiver. B. Brownlee presented the application noting he was not aware a permit was needed for a generator on a concrete pad. The generator is out of the RT 30 ROW and will be screened with plantings. A motion was made by S. Ross and seconded by N. Quigley to approve the waiver as requested. Motion carried 8 – 0.

Report from the Zoning Administrator

T. Yandow noted that Town Fair will be held Oct. 6 – 7 at the Killington resort and encouraged anyone who has not attended in the past to consider going this year.

Bylaw Discussion

B. Saxton lead a discussion of items 25 through 40 of the Public Comment Matrix dated 08.23.22.

25. B. Saxton noted there are other regulations which protect sensitive lands from development.

include the steep slopes and wetlands restrictions. B. Saxton noted the “buildable lot area” regulation is somewhat redundant and may not be needed. K. Wallace expressed concern regarding the definition of building height, noting that in one instance, a large amount of fill had been brought to a site in order to permit a taller building. T. Yandow noted this was an isolated incident and is currently not a problem.

26 & 27. Shared parking to remain for 20 years. Eliminate requirement for paving, §3104H(1).

28. The board wants to discourage short term rentals. B. Saxton to revise language in §3208. Further discussion needed.

29. Discussed at last PC meeting.

30. B. Saxton to require Conditional Use Review for Event Facilities in all districts, and will add other uses requiring Conditional Use Review.

31. Some PC members want to prohibit all aircraft landing areas in Dorset. B. Saxton noted the Town Plan would need to be amended to reflect this. She noted there is a simpler process for making minor amendments to the Plan. Required hearings could be held at the same time and place as those for the Bylaw. B. Saxton to draft language for PC review.

32 – 37. Towers and antennas. Leave as is.

38. Shooting ranges. No board consensus was reached. Further discussion needed.

39. Add quality of life criteria to regulations for roads in Subdivision section? Leave as is.

40. Include 1288 Route 30 in VMU rather than VR? No action taken.

B. Saxton to revise bylaw draft for discussion at next PC meeting.

The Planning Commission needs to come to a consensus on whether aircraft landing areas and shooting ranges should be permitted anywhere in Dorset.

Empty PC seat - The PC recommends David McAneny be appointed by the Selectboard to fill the seat previously held by Will Clarke.

Other Business - None.

Public Comment - None.

The next Planning Commission meeting will be held September 23, 2022. The bylaw discussion will continue at this special meeting. The next regular PC meeting will be held October 4, 2022.

Adjournment - 9:50PM - Motion to adjourn made by S. Thompson and seconded by D. Berard to adjourn the meeting. 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 AIA
Zoning Administrator