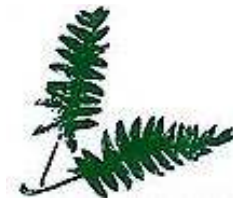


Town of Dorset, Vermont



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Chartered 1761

Town of Dorset Planning Commission Meeting Minutes of November 1, 2022

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

Also Present: Ken Gilbert, Brandy Saxton (part time)

Gay Squire opened the meeting at 7:04 p.m.

Chair to Note Any Changes in Agenda

G. Squire noted the date for approval of minutes for the last PC meeting should be October 5, 2022, not November 1, 2022.

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

D. Berard made a motion seconded by N. Quigley to approve the minutes of October 5, 2022. Motion carried 8 – 0. (S. Thompson arrived after this motion was made.)

Report from the Zoning Administrator

T. Yandow attended Town Fair. The Selectboard has interviewed candidates for open positions on the Selectboard and Zoning Board of Adjustment. No appointments have been made yet. The next BCRC meeting will be held November 17, 2022 at the Arlington Common at 5:30pm.

Report from BCRC Representative

N. Faesy noted staff changes at BCRC. Jim Sullivan and Cat Bryars are both leaving the organization. She suggested the town acknowledge Sullivan's contributions to Dorset in a letter and, or other means.

Design Review Board

No meeting held in September.

Bylaw Discussion

The draft *Planning Commission Report on Proposed Bylaw Amendments* written by B.

Saxton was reviewed. All felt the document was complete and well written.

The following specific topics were discussed:

- §3305.C – G. Squire felt building envelopes should only be permitted at elevations of 2000' or less. She will forward B. Saxton's suggested language to board members. There was consensus this change was acceptable.
- Minor amendments to Town Plan – K. Wallace will follow up with Cat Bryars regarding her suggested language regarding the importance of the residential character and historic importance of the Design Overlay District, and the prohibition of aircraft landing areas.
- K. Wallace questioned whether the new bylaw could contain further restrictions on the installation of antennas in §1101.C(19). B. Saxton responded that these were regulated by State Statute. No changes to the current language were made.
- Steep slopes – G. Squire suggested the area of contiguous areas of 20% or greater slope be reduced from 20,000 square feet to 15,000 square feet. B. Saxton responded that as written, the proposed bylaw provides more restrictions than the current document. Specifically, she noted scenic views are protected by the current language. She also pointed out changes to her steep slopes map would be minimal if this change was made. No changes to the current language were made.
- Outdoor lighting – K. Wallace suggested a reference to §3102 be added to the Design Overlay District chapter. B. Saxton will add this.

It was agreed the first public hearing, before the Planning Commission, will be tentatively held Tuesday, February 28, 2023. This was determined after discussion of school vacation and Town Meeting dates. B. Saxton is unavailable January 23 through February 13, 2023.

It was suggested B. Saxton's *Planning Commission Report* be forwarded to the Selectboard prior to their joint meeting with the Planning Commission on November 29, 2022 so that Selectboard members can be prepared to ask questions prior to the meeting. T. Yandow to follow up with R. Gaiotti. Saxton's public comment matrix is posted on her website and is up to date. She suggested any changes to the existing proposed bylaw be made after the PC meets with the Selectboard. The PC agreed with this recommendation.

An additional Planning Commission Report is needed as part of the warning for the minor changes to the Town Plan.

Meeting with Selectboard, November 29, 2022 – All PC members will be able to attend this meeting.

Adjournment – K. Wallace made a motion to adjourn the meeting at 9:05pm. The motion was seconded by S. Thompson. Motion carried 9 – 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