

hearing. The chair reviewed the waiver criteria in §3.13. The board found all were met. A motion to approve the request for the waiver was made by S. Ross and seconded by C. Welch. Motion approved 7 – 0.

Report from the Design Review Board

G. Squire opened the Public Hearing for 8 Church Street, the Dorset Inn. At the October 25, 2021 meeting of the Design Review Board, the owner, S. Bryant, indicated his willingness to modify the application for a zoning permit for 2 heat pumps already installed, so that they were less visible. The modified application has not been received by the ZA and hence not reviewed by the Design Review Board. For this reason a motion to continue the hearing until the December 7, 2021 meeting of the Planning Commission was made by S. Ross and seconded by S. Durgin. The motion was approved 7 – 0.

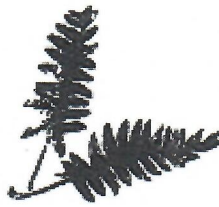
Bylaw Discussion presented by B. Saxton, *Placesense* planning consultants

The presentation included sections 3215 through section 3225 (Development Standards), and section 3307 (Planned Residential Developments). Highlights of the presentation were:

- Section 3216 – Storage and Distribution Services. Paragraph 3216.B(1) to be deleted as this is redundant.
- Section 3218 – Landing Areas. Conditions previously requested by the PC were added into paragraphs D and F. Any Federal requirement for lighting will override the prohibition of lighting in this section.
- Section 3219 – Communications Antennas and Towers. B. Saxton noted applicants have choice of permit paths which may or may not include the town. S. Ross asked what were “stealth wireless communications facilities.” B. Saxton explained these were antennas hidden in silos, church steeples or other structure. T. Yandow had a couple of questions about amateur radio antennas. T. Yandow asked if the allowable height of antennas was different from the allowable height of other structures in a zoning district. B. Saxton said it was.
- Section 3221 – Commercial Outdoor Recreation. This includes shooting ranges and paramilitary training facilities. Section 3221.B – This paragraph needs rewording, possibly deleting the word “commercial.” S. Ross asked if liability insurance should be required as part of this use. B. Saxton replied that this is typically not found in land use regulations. The 24 acre minimum size is an arbitrary number and perhaps needs adjusting. Sound levels were also discussed.
- Section 3225 – Accessory On-Farm Businesses and Agricultural Enterprise. These are now permitted by State Statute.
- Section 3307 – Planned Residential Development. Formally called Planned Unit Development. S. Thompson asked how much land in the town is available for development. B. Saxton will create a map for the next P.C. meeting.
- The December PC meeting will start at Section 330, Subdivisions, and also cover the definitions in Section 5. Please bring print out for Subdivisions dated Sept. 9, 2021, as well as Section 5, distributed at this meeting, to the December 7th meeting.

December PC meeting – To be held December 7, 2021. All members present at the November meeting indicated they would be available to attend the December meeting. B. Saxton will participate via *Zoom*.

Town of Dorset, Vermont

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Chartered 1761

Town of Dorset Planning Commission November 2, 2021

Present: Gay Squire (Chair), Scott Thompson, David Berard, Conor Welch, Will Clarke, Scott Durgin, Scott Ross

Also Present: Tyler Yandow (Zoning Administrator), Allan Sullivan (attorney for the Dorset Inn), Brandy Saxton, *PlaceSense* (part time), Nicole Mills (part time)

Absent: Kit Wallace, Natalie Quigley

Gay Squire opened the meeting at 7:03 p.m.

Chair to Note Any Changes in Agenda

The chair noted no changes to the agenda. T. Yandow suggested switching items 8 and 9 as a courtesy to Nicole Mills.

Disclosure of Any Conflicts of Interest

None.

Recording of Meeting

No one other than the Zoning Administrator recorded the meeting.

Approval of meeting minutes of October 5, 2021

Motion to approve minutes made by D. Berard and seconded by S. Thompson. Approved 7 – 0.

Report from the Zoning Administrator

T. Yandow noted the number of permits issued in October were down from the previous month but this is typical for this time of year.

Report from BCRC Representative

N. Faesy sent a report via email, which was included in the meeting packet. D. Berard asked what the source of funding is for planning consultants. T. Yandow replied this is partly from the town budget and partly from Municipal Planning Grants.

Public Hearing – 143 Meadow Ln

Request for waiver for side yard setback. N. Mills, the owner and applicant, presented the application. She would like to construct a small addition to the back of the garage which does not meet the current side yard setback. No abutting property owners attended the

Other Business

None.

Public Comments Taken

None.

Adjournment

S. Durgis moved and G. Squire seconded a motion to adjourn the meeting at 9:00PM. Approved 7 – 0.

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

Respectfully submitted,
Tyler Yandow
Zoning Administrator

