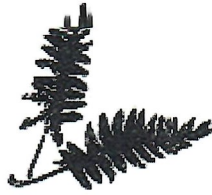


# Town of Dorset, Vermont



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 Meeting Minutes of November 7, 2023

Present: Gay Squire (Chair), Scott Thompson (Vice Chair), Kit Wallace, Scott Durgin, Natalie Quigley, David McAneny, David Berard  
Also Present: Tyler Yandow (ZA), Larry Caruso  
Absent: Connor Welch  
Cc: R. Gaiotti, C. Welch, all present

Chair G. Squire opened the meeting at 7:00 p.m.

**Chair to Note Any Changes in Agenda**  
None.

### Disclosure of Any Conflicts of Interest

Regarding the public hearing for proposed amendments to the zoning map S. Thompson noted he owns property near the end of Danby Mountain road which is being re-zoned and asked the board if that constituted a conflict of interest. No one thought it did.

### Recording of Meeting

The town video-taped the meeting via *Zoom*.

### Approval of meeting minutes

S. Durgin made a motion seconded by D. McAneny to approve the meeting minutes of October 3, 2023. The motion was approved 6 – 0 - 1. D. Berard abstained as he did not attend this meeting.

**Zoning Administrator Report** – T. Yandow briefly reviewed his report of Nov. 7, 2023. He noted the ZBA had approved the conditional use application from Dorset Farm, LLC for a composting facility. A total of 12 zoning permits were issued in the past month.

**Report from BCRC representatives** – D. McAneny noted the next regular meeting will be November 16, 2023 at the Sandgate Town Hall.

**Design Review Committee** – Two applications were reviewed.

- 109 Church St – Replace windows. K. Wallace presented the application for the Dorset Church which uses the property as a manse. As a trustee of the church, she recused herself from discussion and voting by the Design Review committee. She noted this work will create a more energy efficient building, reducing heating costs as well. The Design Review committee recommended approving the application. A motion was made by S. Thompson

and seconded by S. Durgin to approve the application as submitted. Motion approved 7 – 0.

- 330 Church St – Add generator and LP fuel tanks. L. Caruso, the applicant and owner, presented his application showing a whole house generator between the house and road, as well as two LP fuel tanks at the west end of the house. This location was chosen because this is where electrical service enters the house. L. Caruso noted the generator will be screened with plantings to be installed spring of 2024. The Design Review committee recommended approving this application. A motion was made by D. Berard and seconded by D. McAneny to approve the application as submitted. Motion carried 7 – 0.

**Public Hearing – Bylaw Zoning District Map.** G. Squire opened the hearing and read the Planning Commission Report pertaining to the proposed changes. A Selectboard amendment changed the prohibition on development above 2000 ft. in elevation in the RRP zone to 1600 ft. This resulted in several lots, developable under the previous bylaw, to become undevelopable. The lots were changed to be in the RR district because that zone does not have elevation-based development restrictions. G. Squire noted there were no members of the public present for the hearing and therefore no comments were offered.

G. Squire closed the hearing. A motion was made by D. McAneny and seconded by N. Quigley to approve the map amendment and forward it to the Selectboard for a second public hearing. Motion carried 7 – 0.

**Other business** – K. Wallace, speaking on behalf of the Dorset Library, noted the existing building has been outgrown. Federal grant money is available for accessibility upgrades which are needed in the existing structure. She noted others involved with the library suggested Raptor Ln as a possible location for a new facility. T. Yandow noted this use would require conditional use review by the PC. The library has only recently started discussing options. Others may be suggested at a later time.

**Public comment** – None.

**Next regular Planning Commission meeting** – December 5, 2023, 7:00pm. All board members present indicated they would be able to attend. A motion was made by S. Durgin and seconded by D. McAneny to adjourn the meeting at approximately 7:45PM. Motion carried 7 – 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

