Town of
Dorset, Vermont

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==========Chartered 1761==========

Regular Meeting of the Dorset Planning Commission
December 1, 2020
(Via Zoom Call)

Present: Gay Squire (Chairperson), Scott Thompson, Kit Wallace, Scott Durgin, Natalie Quigley, Will Clarke, Conor Welch, Dave Berard, Scott Ross, Tyler Yandow, Rob Gaiotti, Brandy Saxton, Nancy Faesy, Bob & Cherie Alper, Sue Corey

Gay Squire, Chairperson, called the meeting to order at 7:04p.m.

G. Squire noted changes to the agenda, inquired about any conflict of interests, there were none. Board members introduced themselves.

Minutes of November 3, 2020:
Scott Durgin moved and Scott Thompson seconded to approve the minutes of November 3, 2020 as presented, motion passed 8-0.

BCRC Report:
Nancy Faesy noted that BCRC held a workshop of small scale water/wastewater system information that is likely helpful for towns like Dorset. She also noted that the BCRC transportation advisory committee is looking for reps from all the Towns and thought a PC member or SB member would be a good fit.

ZA Report:
Tyler Yandow gave the monthly Zoning Administrators Report, welcoming Scott Ross to the Board and noting that the Board is now fully at capacity. He also noted the permit activity and work done in the previous month. He noted that things had slowed down a little bit, but generally are busier than previous years at this time. He pointed out a few training courses for PC members that were coming up soon.

DRZB Report:
The DRB did not meet in November, nothing to report.

Request for Waiver: 846 Bowen Hill Road
Sue Corey was present to explain her project to add a mudroom and entry porch

to the front of her single-family home on Bowen Hill Road. She noted that the project was fairly small and would extend 6' out from the current building. Tyler Yandow noted that the waiver was request relief from the front yard set back. The building is currently 27' from the road, and the barn is located less than 10' feet from the road. The porch/ mudroom would be in the setback so a waiver is needed. Gay Squire noted that waivers are found in section 3.1.3 of the bylaw and there are 5 required items that need to be met for it to be approved. She read the 5 requirements and noted that she had visited the site and thought the project should be granted a waiver because it meets the criteria. Scott Thompson agreed, noting that when driving the road from the south, the barn blocks the view of the house and that no neighbors are impacted. Bob & Cherie Alper noted that they are the closest neighbor and they support the project as it meets the criteria. Conor Welch moved and Natalie Quigley seconded to approve the waiver as requested, motion passed 9-0.

Zoning Bylaw Update/ Review: Brandy Saxton:

Brandy Saxton continued the bylaw review with Section 2106 portions 2 to 18 of the bylaw. This portion of the bylaw centers around the rural residential zones. Brandy presented the suggested changes to the dimensional requirements, maps, PUDs etc. Discussion ensued about lot sizes, the fact that the current PUD regulations don't really conform with State statute and that Conservation Subdivisions are the method to achieve more dense housing and preserve green space during housing projects. Additional discussion was had about map changes, the uses added or removed to the zone, and the addition of the rural mixed use zone. Next meeting the group will cover the overlay districts for floodway, possible addition of river corridor, public aquifer etc. It was note that the Design Review overlay will be tackled in February. Brandy will send the PC members google earth mapping info that outlines river corridors for review in advance of the next meeting.

Next meeting date is January 5, 2021 at 7pm

S. Thompson moved and W. Clarke seconded to adjourn the meeting at 9:20pm, motion passed 9-0.

Respectfully submitted,

Rob Gaiotti
Town Manager