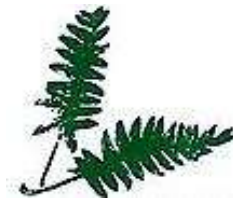


# Town of Dorset, Vermont



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## **Town of Dorset Planning Commission Meeting Minutes of December 6, 2022**

Present: Gay Squire (Chair), Scott Thompson (Vice Chair), David Berard, Connor Welch, Natalie Quigley, David McAneny, Kit Wallace,  
Also Present: Ellen Maloney, Nancy Faesy, Tyler Yandow  
Absent: Scott Ross, Scott Durgin

Chair Gay Squire opened the meeting at 7:15 p.m.

### **Chair to Note Any Changes in Agenda**

No changes to the agenda were noted.

### **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 S. Thompson to approve the minutes of November 1, 2022 and November 29, 2022. Motion carried 7 – 0.

### **Report from the Zoning Administrator**

T. Yandow noted 5 building permits were issued during November.

### **Report from BCRC Representative**

N. Faesy noted Jim Sullivan, the outgoing executive director of BCRC, will be honored at a gathering December 8, 2022 at Harvest Brewing in Bennington.

### **Design Review Board**

K. Wallace presented applications from M. Russell and L. Beckwith to replace windows. There were no questions. The board accepted the Design Review Board minutes of November 21, 2022 and approved both applications.

### **Bylaw Discussion**

Discussion focused on two issues raised by the Selectboard at the special meeting of November 29, 2022.

1. Building footprint size in Village Business district. The current draft bylaw calls for a maximum size of 4000 sq.ft. It was the consensus of the board not to reduce this.
2. Permitted uses in VMU district. At the November 29, 2022 joint Planning Commission/Selectboard meeting, SB members M. Thörn and H. Chandler expressed concern allowing commercial uses on more parcels in and around Church Street would negatively impact the character of the area. Retail and restaurants seemed to be the least desirable uses. S. Thompson noted that both the Design Review Board and the limited available parking would limit the size and use of commercial activity. The Planning Commission is concerned that without changing the existing document, the Selectboard might not vote in favor of approving the amended bylaw. After extensive discussion it was agreed the PC would write a memo to the selectboard outlining three possible options.
  - a. Delete VMU district on Church Street
  - b. Change permitted uses to conditional uses in the VMU district
  - c. Delete restaurants and retail from the VMU district on Church Street only

D. McAneny will compose a draft which will be reviewed by G. Squire and T. Yandow. The memo will be forwarded to the selectboard prior to their meeting on December 20, 2022.

**Next regular PC meeting, January 3, 2023** – All PC members present at this meeting will be able to attend.

**Adjournment** – D. Berard made a motion seconded by N. Quigley to adjourn the meeting at 8:52pm. 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