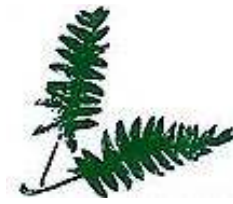


# Town of Dorset, Vermont



**Dorset Town Offices:**  
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 December 7, 2021**

**Present:** Gay Squire (Chair), Scott Thompson, David Berard, Conor Welch, Will Clarke (via *Zoom*), Scott Ross, Natalie Quigley, Kit Wallace

**Also Present:** Tyler Yandow (Zoning Administrator), Allan Sullivan (attorney for the Dorset Inn), Steve Bryant (Dorset Inn), William Morrissey (Dorset Inn), Brandy Saxton and Rod Francis *PlaceSense* (part time, via *Zoom*)

**Absent:** Scott Durgin

Gay Squire opened the meeting at 7:00 p.m.

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

The chair noted no changes to the agenda.

### **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 November 2, 2021**

Motion to approve minutes made by S. Ross and seconded by C. Welch. Approved 8 – 0.

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

T. Yandow noted the number of permits issued in November were down from the previous month but this is typical for this time of year. It was noted Rachael Batz, the Recreation Director, gave a lively presentation at the most recent meeting.

### **Report from BCRC Representative**

N. Faesy sent a report via email, which was included in the meeting packet. Her reported noted the State had recently passed the Vermont Climate Action Plan. S. Ross commented this plan seemed more like a vision statement from a corporate human resources department and lacked any “actionable” tasks. He suggested the town’s recently acquired land on Raptor Lane would be a good location for a town operated ground solar array.

### **Report from the Design Review Board**

K. Wallace presented the minutes of October 18, 2021 which documented a workshop

given by three State agencies on energy conservation and historic preservation.

G. Squire opened the Public Hearing for 8 Church Street, the Dorset Inn. At the November 15, 2021 DRB meeting the board came to an agreement regarding the location of the A/C units and associated wiring and piping (line sets). A. Sullivan presented the amended zoning application which has both units relocated to the north side of the building near the fire escape. A photo was provided showing the proposed route of the line sets. A motion was made by S. Ross and seconded by N. Quigley to approve the amended application as presented. Motion was approved 8 – 0.

**Bylaw Discussion presented by B. Saxton and R. Francis, *PlaceSense* planning consultants**

The presentation included sections 3200 (Subdivisions) and 5000 (Definitions). Highlights of the presentation were:

- S. Ross opened the discussion commenting that he thought the bylaw should include a requirement for insurance for shooting range. B. Saxton said she would do further research on this question. R. Francis noted some towns have business permits in addition to zoning permits and that a requirement for insurance could be a condition of either. He was unsure of the State’s requirements for insurance for this use. He suggested if proof of insurance is required, this be reviewed every 12 months. R. Francis cautioned that if the requirement was made part of a zoning permit, it would be difficult to revoke it if proof of insurance was not provided.
- The Subdivision Regulations are proposed to be part of the Bylaw rather than a separate document as is now the case.
- Section 3303(C) – T. Yandow asked if scenic ridgelines, hillsides, and open meadows are identified in any town document. B. Saxton responded that these should be noted in the Town Plan.
- Section 3305(B)(7,8) – T. Yandow asked why these paragraphs were included. B. Saxton replied that they apply more to suburban settings where streets were closer together. The purpose is to eliminate through lots which would potentially have a house on one side and nothing on the other, hence creating an architectural “hole” on the street to the rear of the lot. The other purpose is to maximize the use of road frontage.
- Section 3305(C)(2) – T. Yandow asked the origin of the 60,000 square foot number and commented this seemed large. R. Francis noted a sizable area is needed for lots containing more than one residence and, or accessory buildings. A lot can have more than one building envelope, and such envelopes can be amended if and when a zoning permit for development is submitted. He also noted the regulations were intended to not allow creation of lots which cannot be developed. On a side note, he said that a zoning permit must be issued if the application meets the Bylaw requirements, regardless of whether a permit would be in conflict with any deed restrictions because deed restrictions cannot be enforced by the Town.
- Section 3306(C) - T. Yandow asked where “applicable public works specifications” can be found. B. Saxton replied that these have not yet been written.
- Section 3306(D)(4) – T. Yandow asked for clarification of the term “single outlet road.” This is a dead end.
- Section 3307 – Planned Unit Developments (PUD)

- R. Francis noted the importance of the relationship between developed land and open space. Open space should not be a series of small, scattered areas but rather one large space which can be enjoyed and used by all residents of the development. Dwelling units should be clustered close together to minimize impact on the parcel as a whole.
- Section 5000 – Definitions
- There was some discussion regarding the definition of noise. R. Francis noted the difference between noise and sound. Noise implies a criticism or negative experience of a sound.
- Section 5003(A)(6) – T. Yandow asked if the current exemption for a zoning permit for projects of 120 square feet or less was deleted. B. Saxton replied no, and this was covered in Section 4.
- Section 5003(M)(7) – T. Yandow asked if E-Bikes and self-propelled skateboards were included in the definition of a motor vehicle. S. Thompson noted E-Bikes are categorized by the motor’s power and the more powerful bikes need to be registered with D.M.V. in some cases. Further information/research needed.
- At this point the Planning Commission has reviewed the entire proposed bylaw once, but there are several sections which need further discussion. R. Francis and B. Saxton will edit the document given PC feedback to date and have a clean copy to the board by mid-January 2022. The PC will resume work with *PlaceSense* at the February 2022 meeting. At that time a public information rollout strategy will also be discussed. R. Francis noted that public feedback should be reflected in the proposed bylaw before being presented to the Selectboard because it was his experience a non-controversial document is generally received better by this board.

**January PC meeting** – All members present at the December meeting indicated they would be available to attend the January meeting. G. Squire noted however, that she had a personal commitment the day of the meeting but hoped to be able to attend.

**Other Business**

None.

**Public Comments Taken**

None.

**Adjournment**

S. Thompson moved and G. Squire seconded a motion to adjourn the meeting at 9:20PM. Motion passed 8 – 0.

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

Respectfully submitted,  
 Tyler Yandow  
 Zoning Administrator