

**Regular Meeting Minutes**  
**Dorset Planning Commission**  
**March 2, 2021**

**Members Present: Gay Squire, Scott Thompson, Natalie Quigley, Scott Ross, Will Clarke, Kit Wallace, Scott Durgin, Dave Berard, Tyler Yandow (ZA).**

**Others Present: Jim Club, Brandy Saxton, Rod Francis, Nancy Faesy, Rob Gaiotti**

Gay Squire called the meeting to order at 7:02pm.

No Conflicts of Interest were noted.

**February 2, 2021 Minutes:**

**Kit Wallace moved and Natalie Quigley seconded to approve the meeting minutes as presented, motion passed 9-0.**

**BCRC Report:**

Nancy Faesy noted that an upcoming BCRC meeting was geared around local zoning and aiding in the development of new housing. Meeting date is March 18<sup>th</sup> at 5:30pm. She also noted other items in the BCRC newsletter – recreational paths and draft rail plan for VT.

**ZA Report:**

Tyler Yandow noted that he approved 2 permits in the last month and that there was no ZBA meeting last month. Items of note: Marbledge Lodge reconstruction to be permitted by ZBA in March.

**DRB Minutes:**

Kit Wallace gave the update about the DRB meeting on February 15<sup>th</sup> where the DRB approved a permit for a fence at 35 Cheney Road. Gay Squire noted that the fence depicted in the application and the fence referenced at 412 Church Street were different and that she had some concerns about what it would look like from the road. Discussion ensued about the type of fence and working with the features of the house. Scott Thompson noted that he agreed with G. Squire, and noted that the fence would more adequately conform with the house design if it had a cap on the fence. Jim Clubb noted that he was agreeable to making changes to the fence as needed to fit the property and District. Additionally, the DRB worked with Place Sense consulting to review bylaw changes specific to replacement materials and what type of

project scope would trigger a DRB Permit. **Scott Durgin moved and Natalie Quigley seconded to approve the minutes as presented, motion passed 9-0.**

**Bylaw Review (Continued):**

Brandy Saxton and Rod Francis were on hand to continue the consulting work around the zoning bylaw. Section 2204 K, on page 54. This section covers the Design Review Criteria for the Design Overlay District in the bylaw. Brandy gave a synopsis of the discussion between Place Sense and the Design Review Board with regard to imitative or replacement materials that would be permissible in the even that the traditional materials are no longer available or if the costs are substantial. This would also allow for a discussion to allow for non-traditional items to be replaced with items that are more in character with the structure (example of older metal or vinyl siding being replaced etc.). Discussion ensued about other aspects of the DRB regulations with the main focus on the buildings and areas that are within the “street view”.

Scott Thompson inquired about the river corridor language and why or why not the Town might include the new language into the bylaw. Discussion ensued about additional properties being restricted in unforeseen ways. In addition, it was noted that the State Emergency funding system and possible additional 5% contribution to FEMA events did not outweigh the negatives of the river corridor language.

Brandy gave an overview of new language about class 4 roads/ legal trails and limitations on subdivisions. Essentially new subdivisions on class 4 roads would not be allowed unless the road was brought up to a class 3 level. R. Gaiotti noted the locations where houses exist on legal trails and the areas where possible subdivisions would be impacted (Dorset Hill Rd, Squirrel Hollow Rd, Coolidge Lane etc.). Discussion ensued about the reasons to include such a regulation to make sure that residents can be serviced by emergency services etc.

Additional reviewed items included accessory structures and uses, access and driveway regulation requirements, tiny houses, and construction related structures/ uses, and demolition regulations. It was noted that for next session section 3007-3009 (Chapter 3) would be reviewed.

**Scott Thompson moved and Scott Durgin seconded to adjourn the meeting at 8:58pm.**

Respectfully Submitted, Rob Gaiotti Town Manager