

## **Town of Dorset Planning Commission July 5, 2016**

Members Present: Brooks Addington (Chairman), Gay Squire, Brent Herrmann, Charlie Wise, Dick Coss, Scott Thompson, Adam Danaker

Members Absent: Carter Rawson, Kit Wallace

Also Present: Tyler Yandow (Zoning Administrator), Ruth Tanenhaus, Lindy Bowden (DRB), Francesca Thompson, Elizabeth Thompson, Charles Thompson, John Cornwall, Kevin O'Toole (Edgerton Trust), Joe Miles (NATS), Rosalie Fox, Linda Sullivan, Joan Menson, Andrew J. DeVries, Jean D. Kingston, Paul Greineder (Edgerton Trust)

B. Addinton, Chairman, opened the meeting at 7:00 p.m.

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

B. Addington noted that agenda item #13 (Rules & Ethics Manual) will be moved above item #10 (Streetscape Improvements) and that agenda items #11 (Steep Slopes) and #12 (Alternative Energy) may not be discussed tonight due to time limitations.

### **Disclosure of Any Conflicts of Interest**

None

### **Have Board Members Introduce Themselves. Invite Other Attendees to Do the Same and State Why They Are Attending**

### **Approve Minutes of June 7, 2016**

G. Squire moved and B. Herrmann seconded to approve the June 7, 2015 minutes as presented. Motion carried 5-0 (S. Thompson & C. Wise abstained).

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

T. Yandow reported as follows:

- S.260 – J. Sullivan will speak at a future meeting on improvement for siting of energy projects.
- VLCT Spring Forum – T. Yandow attended the forum which he recorded for anyone who would like to listen to it.
- The Julie Campoli presentation was held June 8<sup>th</sup> and covered effective Town planning for the future while preserving existing qualities. T. Yandow is to request R. Gaiotti to try to get this presentation linked to the Town web site.

### **Report from Representative to BCRC**

None

### **Presentation of Hiking/Biking Trails in Dorset**

Joe Miles asked that the PC support the efforts of the Northshire Area Trails Systems, Inc. (NATS) who are in the process of developing and utilizing existing Dorset trails for biking and hiking. Currently there is a trail located on Dorset West Road near Church Street and they are working with the U. S. Forestry Service on another trail off of Grouse Lane in Dorset Hollow. These trails are great opportunities for eco-tourism for biking, hiking, backwoods skiing, etc. This organization is seeking volunteers for trail development and hope to involve the Vermont Youth Conservation Corps (VYCC) at some point. B. Addington asked how the organization was funded and J. Miles responded that it was volunteer labor and donated equipment. In response to the question of how the Town could support their efforts, J. Miles noted that once trails are operational, it should be identified in the Town Plan, promotion of volunteer endeavors, parking areas should be supported by the Town along with possible installation of bathrooms. It was suggested to have a link to the NATS web site (<http://www.natsvt.com>) on the Town of Dorset web site. B. Addington encouraged J. Miles to keep the Town involved in their activities.

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

L. Bowden reported that the DRB Board has nominated Ruth Tanenhaus to be an alternate member of the DRB pending PC and SB approval. A sign for the Dorset Rising Artisan Bread business has been approved. The Board discussed the handling of enforcement issues and the 108 Church Street residence with regard to compliance. C. Wise moved and G. Squire seconded to approve the June 20, 2016 DRB minutes as presented. Motion carried 7-0.

### **Two Lot Minor Subdivision. 437 Danby Mountain Road, Tax Map #05-00-022.2. A & RR District. Owner: Edgerton**

P. Greineder, On Point Land Surveying, outlined the proposed subdivision noting that the parcel would be divided into 5.56 acres with the existing house and 17.44 acres to remain in the Edgerton trust. A replacement wastewater system for the existing house is pending State approval. There will be no construction or wastewater system currently on the 17 acres left in the family trust. The existing house will be sold. The subdivision meets the zoning requirements and the 17 acres can be approved as a lot, but not as a building lot now. There will be an easement to access the 17 acres. Discussion ensued regarding approval with contingencies which can no longer be done – the PC can approve the application, but the ZA cannot sign off on the project until all requirements are met and permits received. The Thompsons' (neighbor) expressed concern about run-off and septic. A. DeVries commented that the septic replacement location is lower than the current location and K. O'Toole said that the State has jurisdiction over wastewater permitting. T. Yandow noted that there is no development proposed with this application so the existing storm water drainage should not change.

The Board reviewed Subdivision Section 7.04 and found that the application complied. C. Wise moved and B. Herrmann seconded to approve the preliminary plat as presented for a two lot minor subdivision located at 437 Danby Mountain Road, Tax Map #05-00-022.2, owned by Edgerton Trust. Motion carried 7-0.

### **Discuss Proposed Rules & Ethics Manual for Planning Commission**

G. Squire moved and D. Coss seconded to approve the *Rules of Procedure and Conflict of Interest Policy* as edited by the PC Board with corrections outlined in the June 7, 2016 minutes. Motion carried 7-0.

### **Discussion of Streetscape Improvements to Route 30 between H. N. Williams and Dorset Inn**

T. Yandow explained that B. Addington, G. Squire, R. Gaiotti and himself met with Mark Anderson of the BCRC on Route 30 near the Post Office to talk about potential locations for pedestrian crosswalks. The first step would be to create a master plan to improve the streetscape from H. N. Williams to the Dorset Inn. Planning standards were given by M. Anderson and discussion included making a visual connection – improving what Route 30 looks like and making it feel like a village area. J. Kingston felt that crosswalks create more problems as it gives a false sense of security when crossing the road. B. Addington noted that they had addressed that issue with the transportation planner who refutes that information. S. Thompson noted that in the Campoli presentation it was said that sidewalks and building density create a village center and community atmosphere making it easier to get from point A to point B. B. Addington stated that the conversation tonight is: does the PC want to look at this, would the residents be interested in this project and is it “do-able.” R. Fox expressed that she would like to see a bigger wish list for the Town which does not exclude other items such as the Quarry. B. Addington noted that the SB has to make a determination with Mr. McDonough about the Quarry and then direct the PC Board for action.

A. Danaher felt there were other transportation issues in Dorset such as West Road which is being used by big trucks as a short cut. T. Yandow noted that talking about crosswalks does not preclude anything else from being discussed. C. Wise felt there was an opportunity to look at multiple items and find out what priorities should be on the table for the PC and residents. Discussion ensued about enhancements for East Dorset, how to prioritize projects, and lack of public participation regarding posted agenda items. C. Wise suggested doing a development roadmap with main action items. G. Squire noted that the Quarry was not a PC issue, but a SB issue to decide on. R. Fox said that economic development is a PC concern and the purpose of the plan is to create quality of life style and bring in income. B. Addington noted that economics is one of many criteria that the PC look at when considering projects.

J. Menson thought it was a good idea to develop walkways from the green to H. N. Williams and totally agrees with the J. Campoli presentation for less auto traffic and more biking and walking. She expressed that doing a walkway without the expense of marble would be good and there should be a transportation hub created for the transport of the elderly to the stores along with public transportation for ski slopes, etc.

R. Fox and L. Sullivan are to draft a press release asking all Dorset/East Dorset residents to submit in writing suggestions of what they would like to see the PC work on. This draft is to be approved by R. Gaiotti. The goal for the September PC meeting is to discuss and prioritize a list of projects. The Board agreed to continue looking into the sidewalk project with input from Mark Anderson (BCRC) and R. Gaiotti. G. Squire mentioned that clear representation as to the projects has to occur in order for the public to understand what the PC is doing. It will be requested that J. Sullivan attend either the September or October PC meeting.

**Review of PC Work to Date on Steep Slopes and High Elevations/Ridgelines**

Tabled

**Discussion of S.260, a Bill regarding the siting of Alternative Energy Projects. On Hold Pending Work by BCRC**

Tabled

**Other Business**

None

**Public Comments Taken**

None

**Adjournment**

G. Squire moved and B. Herrmann seconded to adjourn the meeting at 9:45 p.m. Motion carried 7-0.

Respectfully submitted,

Nancy Aversano

Town of Dorset ~ Planning Commission

Date 7/5/16

Regular Meeting X

Special Meeting     

(Please Print)

Name	Mailing Address	Representing	Testifying (Yes or No)
Ruth Tanenhaus	Po Box 816 Dorset	self	interview
Lindy Bowden	Box 874 "	DRB	?
Francis Thompson	PO Box 261 Dorset	self	no
Sharon Thompson	P.O. Box 709	self	no
John Connors	"	"	no
John L. Connors	P.O. Box 189, Dorset	"	no
Kevin O'Toole	PO Box 766	Lea B. Edge Trust	yes
Joe Miles	P.O. Box 866 05255	NATS	yes
Kasalie Fox	POB 1011 05251	self	yes
Linda Sullivan	932 McNamara Rd 05251	self	?
JOAN MENSON	1131 RT. 30	"	?
ANDREW J. DEKIES	P.O. Box 730 EDO 05253	"	NO
Jean D. Kingston	3370 Rte 30, PO Box 70 05251	Self	?