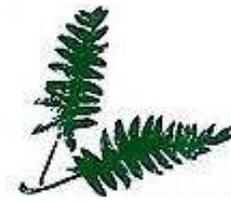


# Town of Dorset, Vermont



**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 September 7, 2021**

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

**Also Present:** Tyler Yandow (Zoning Administrator), Brandy Saxton & Rod Francis (part time), Christopher Ponessi, Kate Fuller, Charles Thayer (part time)

**Absent:** Scott Ross

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

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

The chair noted no changes to the agenda.

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

Scott Thompson recused himself from voting on the public hearing for 1346 Morse Hill Rd.

### **Recording of Meeting**

No one other than the Zoning Administrator recorded the meeting.

### **Approval of meeting minutes of August 3, 2021**

Motion to approve minutes made by D. Berard and seconded by W. Clarke. Approved 5-2-0.

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

T. Yandow noted continued strong building activity in town. See Zoning Administrator Report, included in this month's PC package.

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

K. Wallace presented the following applications for the Design Review Board:

- 13 Church St – Dorset Library. Replace storm door and add enclosure around trash cans.
- 143 Church St – United Church of Dorset. Amend zoning permit 019-2012BU. Change finish wall material at 1<sup>st</sup> floor of west and south walls of existing rear wing from stone to wood clapboards due to excessive cost.

W. Clarke made a motion seconded by S. Durgin to approve both applications as presented. Approved 8 – 0.

**Public Hearing – 1346 Morse Hill Rd** – Request for waiver for driveway to cross slopes  $\geq 20\%$  slope. C. Ponessi presented the application and referred to his site plan showing the location of the driveway and areas where it would cross slopes  $\geq 20\%$ . The drive will be gravel. The bridge over a stream at the northern end of the driveway will be capable of supporting large trucks and emergency vehicles. No wetlands will be disturbed. A state permit may be required to construct the bridge. C. Ponessi has contacted J. Carvajal to discuss this. A state wetland biologist had no issues with the proposed driveway. The board reviewed waiver criteria in § 3.13 and found all were met. A motion was made by K. Wallace and seconded by N. Quigley to approve the application as submitted with the condition that either a bridge permit or a letter stating no permit is needed is obtained from the State of Vermont. Motion approved 8 – 1 – 0. S. Thompson abstained from voting.

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

The presentation focused on proposed section 310, Site Design and Performance Standards. These apply to applications requiring Site Development Plan Review by either the zoning administrator or the planning commission. This includes applications for Conditional Use Review. Highlights of the presentation were:

- Section 3101 – Landscaping. Does not apply to single and two-family dwellings per state statute.
- Section 3102 – Lighting – Note special requirements for outdoor recreational areas such as playing fields which may be used at night.
- Section 3103 – Outdoor Use Areas. The consultants noted these uses tend to change slowly over time, resulting in significant changes over the long term. For this reason they may be difficult to manage from a zoning perspective. T. Yandow suggested this section reference state required agricultural practices relative to the use of land for animals. R. Francis thought this was a good idea. K. Wallace asked how this section would apply to existing facilities which currently host weddings and similar large gatherings. R. Francis replied that this section would be triggered by a significant change to existing venues but noted this tends to be a murky area.
- Section 3104 – Parking and Loading. The number of required parking spaces proposed has changed significantly for many uses. It is tied more to the square footage of buildings rather than the number of employees which can vary over time.
- Section 3105 – Performance Standards. These are similar to the existing bylaw. W. Clarke asked if storm water management is part of this section. B. Saxton noted this is covered in either a Storm Water sub-section, or in the town’s road/driveway ordinance.
- Section 3106 – Screening. The maximum height of fences is covered in Section 3012 and, or 110. There was some discussion about how the maximum height of buildings is determined. K. Wallace was concerned the proposed regulations allow for a significant amount of fill to be added to a site, and then a tall, complying building was built on top of that, essentially raising the overall height of the building relative the remainder of the site.
- Section 3107 – Trash, Composting and Recycling Storage Areas. There was some discussion about protecting these areas from rodents. R. Francis noted bylaws in general, do not attempt to regulate any part of the natural environment.

- Next month's discussion to focus on Sections 320, 330, and 340, subdivisions and building envelopes. B. Saxton will forward these sections as they are available so the board has adequate time to review them prior the meeting.

**Public Comments Taken**

None.

**Other Business:**

S. Durgin suggested the sign in sheet include space to note whether attendees have been vaccinated against COVID, and request those who have not wear a mask. T. Yandow followed up with the town manager who said this could be done. Presently there are signs at the town office requesting unvaccinated individuals wear a mask.

**Adjournment**

S. Thompson moved and S. Durgin seconded a motion to adjourn the meeting at 9:10PM. Approved 8 – 0.

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

Respectfully submitted,  
Tyler Yandow  
Zoning Administrator