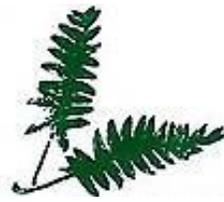


# Town of Dorset, Vermont



**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)

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## **Planning Commission Report for Municipal Plan Amendments** **24 V.S.A. 4384(c)**

March 21, 2023

### **Statement of Purpose**

The Dorset Town Plan is a comprehensive long-range plan for the Town of Dorset. It states goals, objectives, and policies to guide the growth and development of the town. It is intended as a framework upon which to base specific future actions, regulations, and bylaws.

When preparing proposed amendments to the Town Plan, 24 V.S.A. 4384(c) requires the Planning Commission to address the extent to which the Plan, as amended, is consistent with the planning goals established in 24 V.S.A. 4384(c). This is described in Appendix A of the Plan, "Index of the Dorset Town Plan in Relation to the Planning Goals Identified by the State of Vermont," and is incorporated in this Report by reference.

The proposed amendments to the Town Plan will not alter the designation of any land area in the Town, nor affect the plan's consistency with the state planning goals established in 24 VSA §4302.

In general, the proposed amendments to the Town Plan have town-wide application and reinforce the historic character and historic resources of the Town.

Proposed amendments to the Town Plan are as follows.

- Land Use and Economy – See section 3.1.1. Add the word "historic" after "residential."
- Natural, Scenic, Historic Resources – See section 3.4. Change section 3.4.9 to read: "Maintain the small rural, primarily residential appearance of the historic districts. Preserve historic structures and ensure new development and redevelopment reinforce the historic development pattern in historic centers by complementing existing building massing, siting, and architectural themes. A regulatory tool for advancing this goal is the use of design controls." Renumber subparagraphs 9 and 10 to be 10 and 11 respectively.
- Mixed Use – See section 4.2.1.1.d.1. Change this section to read: "Support uses, building types and styles, and scale of development compatible to village scale and, in the historic villages, ensure that new development and redevelopment complement the massing, siting, and architectural themes of surrounding historic

development.”

- Historic Resources – See section 5.3. Change this section to read: “. . . and neighborhoods of historic value. In particular, the Dorset Village Historic district is an iconic village landscape which is beloved by residents and visitors alike. At present . . .”
- Transportation Policies – Add section 7.5.17 to read: “The Town of Dorset prohibits helipads and landing strips in every zoning district. While helicopters and private planes might provide convenience to a small number of residents or visitors, they are inconsistent with the rural and small village character of the Town of Dorset and incompatible with existing and planned uses in the Town. See Sections 3.1, Land Use and Economy, Section 3.4, Natural, Scenic, Historic Resources, and Section 4, Land Use Plan. Furthermore, the proximity of two public airports (Rutland Regional Airport in N. Clarendon and Bennington Airport in Bennington), each less than an hour’s drive from Dorset, negates the necessity for such facilities within the town itself.”