

Town of Dorset Planning Commission October 6, 2009 Minutes

Members Present: B. Breed (Chairman), M. Canavan (Vice Chairperson), G. Squire, B. Herrmann, D. Pinsonault,
 Members Absent: C. Ferguson, T. Dee
 Also Present: Chris Schmelzenbach (Zoning Administrator), Joan Menson, Diana Green, Jim Salsgiver, Jim Hand

B. Breed, Chairman, opened the Public Hearing at 7:04 p.m.

Approve Minutes of September 1, 2009

M. Canavan moved and D. Pinsonault seconded to approve the September 1, 2009 minutes as presented. Motion carried 5-0.

Report from the Zoning Administrator

C. Schmelzenbach reported on twenty zoning issues: three additions, one addition/garage, two WWW permits, one shed, one shed/coop & porch/garage, one single family house; one ZBA referral for setbacks, one permit renewal, one barn, one barn extension, one porch, two letters of compliance, two Certificates of Occupancy, field review of a possible subdivision and a letter written regarding vendor activity. There were nine (9) permits issued in 2007; three (3) permit issued in 2008 and twelve (12) permits issued in 2009.

Discussion ensued regarding the Dorset West Road possible subdivision which was originally addressed in 1984 and would have been exempt at that time. The question raised by Beck Engineering is whether a 50 foot access road across Lot 4 makes two separate lots and the owners do not want this lot subdivided. B. Breed suggested that the State be contacted for definitions and clarification. C. Schmelzenbach is to continue to research options concerning the trailer storage on Route 7. Concerns were raised regarding children's safety with open trailers.

Report from the Bennington County Regional Commission

No report submitted.

Report from the Design Review Board

No report submitted.

cc: PC Minutes, Conservation Commission & File, Design Review Board & File, Town Manager, Town Clerk, Listers, Select Board

Other Business

Town Plan

B. Breed reported that the Select Board chose not to adopt the Town Plan and they have listed their suggested changes and questions in their minutes of September 29, 2009.

1. Section 9.0 to 9.1.5 ~ Energy Section

The main concern expressed was the energy section and that the SB was not kept informed by the Energy Committee on these changes. B. Breed suggested that the Energy Committee get on the SB agenda to discuss the issues and agree on the changes to be made. J. Hand asked if the PC agreed with the language of the energy section and if they had their support. B. Breed responded yes, that the PC had made the changes they wanted. Select Board concerns were enforcement issues and possible costs to taxpayers. J. Salsgiver noted that the 2015 deadline was not intended to be onerous, but these issues should be addressed. D. Pinsonault thought that the intent was to set goals and G. Squire agreed that there was no incentive without a date. J. Hand commented that the energy section contains economic decisions that make good sense and will not cost the taxpayers money.

2. Section 5.4.3 ~ Fluvial Erosion Hazards (FEH)

C. Schmelzenbach is to contact R. Burke (BCRC) to check if there are any ramifications for Dorset homeowners by including FEH. This is not required by the State.

3. Section 7.1.4 ~ Stone Valley Scenic Byway

C. Schmelzenbach is to contact R. Burke (BCRC) to check if there are any ramifications by including this section.

4. Section 8.2 ~ Educational Facility Policies

It was the consensus of the PC to change this section as suggested by the SB: *drop the last sentence of 8.1.4 (page 46) and create 8.1.5 reading: "Consider utilizing energy saving environmentally sound conservation and operational practices."*

5. Section 8.2 ~ Water Supply Service

It was the consensus of the PC to change this section as suggested by the SB: *"The East Dorset Village Water System is managed by the East Dorset Prudential Committee and the East Dorset Fire District #1 Fire Department. Several upgrades to the Water System were undertaken during 2008 and 2009. Although four springs continue to supply the system, a well was drilled and provides system backup for the first time in the system's history. A new chemical feed and control building was constructed on the water storage site. It contains new chlorinating equipment that also automatically diverts water when it is not needed and does so prior to chlorination. Corrosion control treatment will begin in the near future. A new system monitoring/alarm control system was implemented and uses multi-media paging controlled by an online system. The entire water main on Pleasant Street Extension was replaced. The water main on South Village Street was extended from the Fire Station to the south end of the road, providing two new fire hydrants and future water service connections for current non-users. The water system currently serves 81 properties."*

6. Section 8.5 ~ Emergency Services

The PC agreed to change the first sentence of the last paragraph (page 49) to read:
“Police protection is presently provided by the Vermont State Police, with back-up by elected constables.”

7. Section 9.2.1 ~ Utility Policies

It was the consensus of the PC to remove item number one under this section, but they did not want to remove item number two.

C. Schmelzenbach noted that he would discuss the Town Plan with R. Burke (BCRC) and R. Gaiotti to move the Plan forward to have a PC Public Hearing at the next scheduled meeting so the SB could approve the Plan in November. B. Breed asked what constitutes substantial change to trigger the entire process from the beginning. C. Schmelzenbach is to check the process for proceeding. B. Breed noted that the BCRC has already approved the Town Plan so that Dorset is eligible for project funding and wanted to know if the BCRC has to approve the Plan again.

J. Menson questioned whether the changes would be made for the groundwater and B. Breed responded that no changes would be made as the PC had not approved them. B. Breed stated that general language is not recommended as specificity is needed. J. Menson noted that the figures for the groundwater paragraph had come directly from the VNRC and it was important as Dorset is a prime target since the GIS mapping has delineated the best springs. B. Breed commented that the Town Plan cannot have arbitrary restrictions and needs to be specific and factual. He suggested that the expert attend a PC meeting to talk to the Boards to show evidence specific to Dorset. J. Menson will ask the person from the VNRC to attend a PC meeting and requested that the SB be invited to attend.

M. Canavan moved and G. Squire seconded to adjourn the meeting at 8:15 p.m. Motion carried 5-0.

Respectfully submitted,

Nancy Aversano