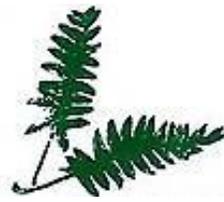


# Town of Dorset, Vermont



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*Chartered 1761*  
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## Town of Dorset Planning Commission June 6, 2017

Members Present: Gay Squire (Vice-Chairperson), Kit Wallace, Scott Thompson, Adam Danaher, Charlie Wise, Dick Coss

Members Absent: Brooks Addington (Chairman), Carter Rawson, Brent Herrmann

Also Present: Tyler Yandow (Zoning Administrator), Nancy Faesy (BCRC Representative), Bob Miller, Robert Menson, Joan Menson, Ellen Maloney, Rob Gaiotti (Town Manager)

G. Squire, Vice-Chairperson, opened the meeting at 7:05 p.m.

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

None

### **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**

### **Ask if Anyone Other Than the Secretary Intends to Make an Audio or Video Recording of the Meeting**

### **Approve Minutes of May 2, 2017**

A. Danaher moved and D. Coss seconded to approve the May 2, 2017 minutes as presented. Motion carried 5-0 (C. Wise not presented yet)

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

T. Yandow's report covered:

- Town Energy & Transportation Plan ~ sections were reviewed and sent to J. Sullivan for compilation.
- BCRC ~ 50<sup>th</sup> Anniversary observance

- Sign & Noise Ordinance ~ in progress with SB
- Helipads ~ C. Lennox's documentation was included in the PC packet
- Sidewalk/Crosswalk Study ~ No grants available – waiting for funding
- Flyer ~ Local Officials' Workshop to be held on June 28, 2017 at 5:30 p.m. at the Martha Canfield Library in Arlington. T. Yandow encouraged the members to attend.
- Dorset Water System ~ letter received from the Agency of Natural Resources (ANR) stating that new water connections and/or increased water expansions in the Dorset water district are currently prohibited. The Prudential Committee has responded to the ANR and is working to alleviate this problem.

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

N. Faesy submitted a BCRC report and noted that Janet Hurley, Zoning Administrator of Manchester, has been elected the Chairperson of the BCRC Town Representatives. On May 31, 2017 the Public Service Commission held its Public Hearing on the BCRC Regional Energy Plan for certification. N. Faesy reported that a few residents of Pownal and Bennington expressed negative views based on mistaken interpretations of the mapping making the meeting contentious and unpleasant. She encouraged proper education on the energy plan in Dorset so there are no misunderstandings.

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

K. Wallace reported that the DRB held a meeting on May 15<sup>th</sup> to discuss the Miller/Watkins property located at 330 Church Street. Proposed improvements and renovations to the property included:

- Shutters
- Landscaping
- Replacement Window
- Lighting
- Swale
- Paint
- Stone Wall

The DRB Board unanimously approved the applicants' proposals conditional upon receiving an application which included the DRB's specifications listed in their minutes. D. Coss moved and C. Wise seconded to approved the May 15, 2017 DRB minutes as presented. Motion carried 6-0.

### **Public Hearing ~ Proposed Bridge and Stream Alteration Work, Pastures Lane**

G. Squire opened the Public Hearing at 7:25 p.m. R. Gaiotti, Town Manager,

was present to explain the Mettawee River Restoration Project at Pastures Lane. The project is to take out a culvert, replace the bridge and improve fish habitat and requires a conditional use permit for stream alteration work. The work will be done by the USDA Forest Service and Trout Unlimited, Inc. along with assistance from the Town. K. Wallace (Dorset Hollow Corp.) gave a brief history of the area as she will also be a partner in the project and felt it was a winning situation for all. The Public Hearing was closed with D. Coss moving and C. Wise seconding to approve the Mettawee River Restoration Project conditional use permit as presented. Motion carried 5-0 (K. Wallace abstained).

### **Bylaw Discussion ~ Commercial/Industrial Zones (CI-1, CI-2) ~ Review of Updated Maps & Letters to Landowners**

T. Yandow explained that the maps were simplified with the red outline showing the existing commercial-industrial zones and the yellow shading indicating the proposed changes. The drafted letters to homeowners were reviewed and suggested changes were:

- Add details of the process for changes
- Note the net effect to each landowner
- Add details to be more specific to each parcel

Letters to be reviewed at the next PC meeting in July.

### **Bylaw Discussion ~ Formula Based Businesses**

A. Danaher and T. Yandow both received feedback from other Zoning Administrators in different Towns regarding the use of a zoning bylaw for formula based businesses. It seemed to be the consensus of the replies that you should not focus on the use of the business, but on the design and/or architectural aspects along with signs; somewhat like what a Design Review Board would do on a Town-wide level. R. Gaiotti suggested using the principles of Form Based Code to regulate architectural design. Form Based Code focuses on architectural features, size, and configuration rather than use. These parameters have the effect of limiting suitable uses while at the same time resulting in a building style which has been predetermined. This makes sense because most objections to projects in Dorset focus on what a proposed building looks like. FBC also makes the permit process easier for applicants as there would be a checklist of architectural features required for approval. T. Yandow pointed out L. Krohn's email expressing caution in creating regulations which might prohibit a local business such as Bagel Works, RK Miles, or Northshire Bookstore who have multiple locations. R. Gaiotti encouraged the Board to think through the consequences of any ZBL amendments considered as there may be enough protection currently without singling out a business. E. Maloney also felt that a formula based business approach would give lawyers a way to fight the regulation. G. Squire asked if the idea was to impose design standards and not base the regulation on use. C. Wise and A. Danaher are to do more research and create a new draft regulation for review at the next meeting.

**Bylaw Discussion ~ Helipads/Restricted Landing Areas**

K. Wallace noted that what she has learned is that you cannot regulate air space, but you can regulate by land use (size, distance from residence, etc.) Discussion ensued touching on State Transportation Board, air traffic more available, Town Plan, new helicopters are quieter, and having a centralized helipad location. J. Menson thought a centralized location was a good idea and E. Maloney noted that wind turbines are regulated by decibel levels which may work in this situation. C. Wise stated that a site level review could be done over just saying no to all helipads as the Board has to consider what helicopter use means to Dorset in the way of home ownership, taxes, money spent in the area, etc. He felt it would be short sighted to just refuse all helipad requests, especially as it is a very popular new way to travel. T. Yandow is to research what other Towns have in place and the topic will be put on next month's agenda.

**Other Business**

None

**Public Comments Taken**

None

**Poll Members for Attendance at Next Month's Meeting**

Meeting to be held on July 11, 2017 at 7:00 p.m. due to the 4<sup>th</sup> of July holiday.

**Adjournment**

D. Coss moved and K. Wallace seconded to adjourn the meeting at 9:15 p.m.

Respectfully submitted,

Nancy Aversano

Town of Dorset ~ Planning Commission

Date 6/6/17

Regular Meeting X

Special Meeting     

(Please Print)

Testifying

Name	Address	Representing	(Yes or No)
Nancy Faesy	3284 VP 30	BLRC -	Y
BOB MILLER	330 CHURCH ST.	SELF	NO
ROBERT MENSON	1131 ROUTE 30 DORSET	SELF	NO
JOAN MENSON	"	"	Y
Ellen Maloney	Mad Tom Rd	"	NO -