

**From:** Joe Donegan Joe@doneganlawllc.com   
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** June 8, 2022 at 4:46 PM  
**To:** Brandy Saxton brandy@placesense.com  
**Cc:** Darlene Darlene@doneganlawllc.com



Thanks for the info Brandy, I will get back to you with any other questions.

---

**From:** Brandy Saxton <brandy@placesense.com>  
**Sent:** Tuesday, June 7, 2022 8:56 AM  
**To:** Joe Donegan <Joe@doneganlawllc.com>  
**Cc:** dorset za <dorsetza@gmail.com>; Gay Squire <squirehouse1@comcast.net>  
**Subject:** Response to your inquiry about Dorset's proposed zoning

Your property at 23 Church Street is currently zoned Village Commercial and under the proposed zoning regulations would be in essentially the same district just re-named to Village Business.

You would be able to use the property for residential purposes as well as a variety of business types. Given the small size of the lot, it would only be possible to develop it with one dwelling unit under the proposed regulations. A single unit dwelling is a permitted use and does not require site plan approval. That means you could get a permit from the Zoning Administrator without a need for a public hearing in front of the Planning Commission. As you are probably aware, the property is in the Design Review Overlay district now and that would continue under the proposed revision to the town's regulations. So any exterior modifications would require a meeting with the Design Review Committee prior to the ZA being able to issue a permit.

Brandy



5 US Route 5  
Windsor, VT 05089

(802) 280-8360  
(802) 230-6858 (mobile)

brandy@PlaceSense.com  
www.PlaceSense.com

Begin forwarded message:

**From:** PlaceSense <brandy@placesense.com>  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 6, 2022 at 5:30:08 PM EDT  
**To:** brandy@placesense.com  
**Reply-To:** joe@doneganlawllc.com

**Name**

Joseph Donegan

**Email**

[joe@doneganlawllc.com](mailto:joe@doneganlawllc.com)

**Comment or Message**

Thank you for the email regarding the proposed zoning map. We are thrilled to be part of the Dorset community and are located at 23 Church Street (formerly the Berkshire Bank building). We are currently using it for professional office space. It appears the property is zoned for business and residential use. Please advise if any further approvals are needed if at some point we wanted to use the property for residential use. Thank you so much! Darlene Donegan



**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** June 7, 2022 at 8:56 AM  
**To:** [joe@doneganlawllc.com](mailto:joe@doneganlawllc.com)  
**Cc:** dorset za [dorsetza@gmail.com](mailto:dorsetza@gmail.com), Gay Squire [squirehouse1@comcast.net](mailto:squirehouse1@comcast.net)

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**Name**

Joseph Donegan

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[joe@doneganlawllc.com](mailto:joe@doneganlawllc.com)

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**From:** Clarke Comollo comollo@me.com  
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** June 7, 2022 at 2:16 PM  
**To:** Brandy Saxton brandy@placesense.com



Thanks  
Appreciate you time  
Best Regards  
Clarke

On Jun 7, 2022, at 2:12 PM, Brandy Saxton <[brandy@placesense.com](mailto:brandy@placesense.com)> wrote:

The property at 49 Morse Hill Road is currently in the Agricultural & Rural Residential district. A tourist home (bed-and-breakfast) is a conditional use in that zoning district with no specified limit on the number of guestrooms. Under the proposed regulations, that property would be in the Village Residential district. A bed-and-breakfast with up to 5 guestrooms would be a permitted use. The proposed regulations include specific use standards for B&Bs that include requiring the business to be operated by a resident of the dwelling and setting minimum requirements for guest parking.

Brandy

<signatureblock.png>

Begin forwarded message:

**From:** Clarke Comollo <[comollo@me.com](mailto:comollo@me.com)>  
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** June 7, 2022 at 1:26:13 PM EDT  
**To:** Brandy Saxton <[brandy@placesense.com](mailto:brandy@placesense.com)>

Thanks  
Sorry to be a pest  
So B&Bs are a new use in residential?  
I'm concerned that the "Demings house" on the pond, corner of Benedict and Morse Hill, could now be a B&B  
Thanks for your time  
Clarke

On Jun 7, 2022, at 12:50 PM, Brandy Saxton <[brandy@placesense.com](mailto:brandy@placesense.com)> wrote:

Under the proposed regulations B&Bs would be considered an accessory use of a residence similar to a home occupation and would be allowed where residences are allowed. There are specific use standards for B&Bs in Section 3207 of the proposed regulations. The important change from the current regulations is that B&Bs are limited to 5 guestrooms.

Brandy

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Begin forwarded message:

**From:** Clarke Comollo <[comollo@me.com](mailto:comollo@me.com)>  
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** June 7, 2022 at 11:18:23 AM EDT  
**To:** Brandy Saxton <[brandy@placesense.com](mailto:brandy@placesense.com)>

It seems that there's a new definition for residential that seems to include B&B's? Am I mistaken?

Sent from my iPhone

On Jun 7, 2022, at 9:06 AM, Brandy Saxton <[brandy@placesense.com](mailto:brandy@placesense.com)> wrote:

The properties fronting on Benedict Road are currently zoned Village Residential and are proposed to remain in the Village Residential district. A few minor changes are being proposed to the dimensional and density standards for the district.

If you have a more specific question about a particular property, please feel free to reach out.

Thanks,

Brandy

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Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 6, 2022 at 4:57:44 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [comollo@me.com](mailto:comollo@me.com)

**Name**

Clarke Comollo

---

**Email**

[comollo@me.com](mailto:comollo@me.com)

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**Comment or Message**

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**Reply-To:** [comollo@me.com](mailto:comollo@me.com)

**Name**

Clarke Comollo

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**Email**

[comollo@me.com](mailto:comollo@me.com)

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<p><b>Name</b>          Clarke Comollo</p>
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**Email**

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**Reply-To:** [comollo@me.com](mailto:comollo@me.com)

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Clarke Comollo

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**Email**

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DATE/TIME \_\_\_\_\_



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**Date:** June 7, 2022 at 9:05 AM  
**To:** [comollo@me.com](mailto:comollo@me.com)  
**Cc:** [dorset za dorsetza@gmail.com](mailto:dorsetza@gmail.com), [Gay Squire squirehouse1@comcast.net](mailto:Gay Squire squirehouse1@comcast.net)

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**Reply-To:** [comollo@me.com](mailto:comollo@me.com)

**Name**

Clarke Comollo

**Email**

[comollo@me.com](mailto:comollo@me.com)

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Clarke



**From:** Brandy Saxton brandy@placesense.com   
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** June 10, 2022 at 9:26 AM  
**To:** andy.jt53@gmail.com  
**Cc:** Gay Squire squirehouse1@comcast.net, dorset za dorsetza@gmail.com

Andrew,

Thank you for the question, it is a good one. There is a legal distinction between short-term and long-term rental. When you rent a property on a monthly basis it is no longer short-term rental (you no longer have to collect and pay rooms and meals tax). Vermont uses the following definition of a "hotel" to distinguish between short-term accommodation and long-term rental housing:

an establishment that holds itself out to the public by offering sleeping accommodations for a consideration, whether or not the major portion of its operating receipts is derived therefrom and whether or not the sleeping accommodations are offered to the public by the owner or proprietor or lessee, sublessee, mortgagee, licensee, or any other person or the agent of any of the foregoing. The term includes inns, motels, tourist homes and cabins, ski dormitories, ski lodges, lodging homes, rooming houses, furnished-room houses, boarding houses, and private clubs, as well as any building or structure or part thereof to the extent to which any such building or structure or part thereof in fact is held out to the public by offering sleeping accommodations for a consideration" including a furnished house, condominium, or other dwelling room or self-contained dwelling unit rented to the transient, traveling, or vacationing public **for a period of fewer than 30 consecutive days** and for more than 14 days per calendar year. [VT Meals and Rooms Tax Regulations, Reg. § 1.9202(3)-1]

On the 30th day, your "guest" becomes a "tenant" and you no longer have a short-term rental that can be regulated by zoning. Zoning does not and cannot regulate long-term property rental. On the 30th day you are a landlord subject to all applicable landlord-tenant laws in Vermont, but not subject to local zoning regulation for the rental activity. Perhaps we should add some clarifying language to that effect in that section of the proposed regulations.

The zoning regulations are also not retroactive. If you continue to have short-term bookings for at least 15 days in any 12 months, you would be considered a pre-existing use. If you were to rent out one of the houses to a tenant for a longer lease period and cease having short-term bookings, then you would need a zoning permit if you wanted to put the property back in the short-term market after a year had lapsed since your last short-term booking (assuming the regulations as currently drafted are adopted).

Brandy



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brandy@PlaceSense.cc  
www.PlaceSense.com

Begin forwarded message:

**From:** PlaceSense <brandy@placesense.com>  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 9, 2022 at 4:10:21 PM EDT  
**To:** brandy@placesense.com  
**Reply-To:** andy.jt53@gmail.com

**Name**

Andrew Tarantino

**Email**

[andy.jt53@gmail.com](mailto:andy.jt53@gmail.com)

**Comment or Message**

hello. I am a Dorset taxpayer with my business <http://www.asafenlace.com>. I live in Manchester

here, I am a Dorset taxpayer, with my business <https://www.vtrentalspricer.com/>, I live in Manchester where I designed and built two vacation rental homes for Short term rentals. Once I was allowed to rent during Covid-19, I switched to one month minimum, as if people were still going to visit VT they needed to quarantine, now I only do with Short term of weekly only in April, May, and Nov.

If you limit the rentals to 30 days or less, you eliminate a whole market of folks who come for a season either winter or summer. This is effectively discriminating against longer term rentals. What is that the reasoning behind this regulation? Thank you,  
Andrew

**From:** PlaceSense brandy@placesense.com  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 9, 2022 at 4:10 PM  
**To:** brandy@placesense.com



**Name**

Andrew Tarantino

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**Email**

[andy.jt53@gmail.com](mailto:andy.jt53@gmail.com)

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**Comment or Message**

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**Cc:** dorset za [dorsetza@gmail.com](mailto:dorsetza@gmail.com), Gay Squire [squirehouse1@comcast.net](mailto:squirehouse1@comcast.net)

Thanks Jim,

Your comment will be forwarded along to the PC.

Brandy



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**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 9, 2022 at 3:32:48 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [jdclubb@gmail.com](mailto:jdclubb@gmail.com)

**Name**

Jim Clubb

**Email**

[jdclubb@gmail.com](mailto:jdclubb@gmail.com)

**Comment or Message**

I have voiced my concern (actually objection) at multiple times before about the change which would allow the building of a 'Event Facility' in Dorset even with 'conditional' use. The town residents voted overwhelmingly against this some years ago (with a large turnout) so reintroducing it with a even larger footprint perplexes me. Additionally, including it as 'conditional use' is meaningless as the town has no police force or other ability / appetite for enforcement. Additional traffic, noise et will make the village less desirable for residents / home owners for the peace and relaxation they seek and are entitled to. Jim Clubb 35 Cheney Road, Dorset

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**To:** brandy@placesense.com



**Name**

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**Email**

[jdclubb@gmail.com](mailto:jdclubb@gmail.com)

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**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** June 13, 2022 at 2:11 PM  
**To:** [jamipecoleman@aol.com](mailto:jamipecoleman@aol.com)  
**Cc:** Gay Squire [squirehouse1@comcast.net](mailto:squirehouse1@comcast.net), dorset za [dorsetza@gmail.com](mailto:dorsetza@gmail.com)

Thanks James,

Your comment will be forwarded along to the PC.

Brandy



5 US Route 5  
Windsor, VT 05089

(802) 280-8360  
(802) 230-6858 (mobile)

[brandy@PlaceSense.com](mailto:brandy@PlaceSense.com)  
[www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 13, 2022 at 1:37:22 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [jamipecoleman@aol.com](mailto:jamipecoleman@aol.com)

**Name**

James Coleman

**Email**

[jamipecoleman@aol.com](mailto:jamipecoleman@aol.com)

**Comment or Message**

Hi - I attended the June 9th Zoning meeting. I believe the residents of East Dorset should decide as to how they want their property zoned, i.e. commercial vs. residential. From what I heard from its citizens it is pretty clear to me that they do not want the zoning to change. Furthermore, It is pretty clear that they do not want more commercial zoning as the expected location of the current town hall will become green space. I am not in favor of changes that will affect the historical charm of Dorset. Dorset Village is so special because the people, before my time, knew what they had. I agree that we should make it difficult for anyone to put a helipad on their property. I am not in favor of a shooting range so that should be addressed. I do not believe Dorset needs another event facility as the Barrow's serves as such, we have the Marble House, and then there is the Gray Barn and all the facilities in Manchester. Just my thoughts, Jamie

**From:** PlaceSense brandy@placesense.com  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 13, 2022 at 1:37 PM  
**To:** brandy@placesense.com



**Name**

James Coleman

---

**Email**

[jamipecoleman@aol.com](mailto:jamipecoleman@aol.com)

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**From:** C Scott [cssbmw@gmail.com](mailto:cssbmw@gmail.com)  
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** June 14, 2022 at 6:09 PM  
**To:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)



Hello Brandy,

Thank you for your quick and thorough response.

Scott

On Tue, Jun 14, 2022 at 1:28 PM Brandy Saxton <[brandy@placesense.com](mailto:brandy@placesense.com)> wrote:  
Scott,

First, your comments will be forwarded along to the PC.

You asked about the language related to short-term rental (STR) in Section 3208. Under the proposed regulations, a zoning permit would be required to start offering a residence or rooms for STR. Properties where STR is already occurring would be "grandfathered" and not need a permit to continue. If the STR activity ceased for more than a year, then a permit would be required if the owner wanted to resume the STR. The standards of Section 3208 would apply whenever a property owner applies for a zoning permit for a STR. Paragraph 3208.C references the checklist the state requires anyone using their property for STR to complete - basically it is a form where the property owner is asked to self-certify that the STR meets applicable state fire and building safety code and that informs the owner about their responsibility to collect and pay rooms and meals taxes. A property owner would be asked to furnish a copy of that completed form as part of their zoning permit application to the town for the STR.

The answer to your question about subdivisions in the rural districts is found in Sections 3307 and 4310. Paragraph 3307.B indicates that PUDs are required for major subdivisions in the three rural districts. Major subdivisions are defined in Paragraph 4310.C. 5 or more lots would be a major subdivision. A smaller subdivision that required a road or was a resubdivision of a recent subdivision would also be classified as a major subdivision.

Let me know if you have any further questions or need more clarification.

Brandy



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[brandy@PlaceSense.com](mailto:brandy@PlaceSense.com)  
[www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 13, 2022 at 6:03:51 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [cssbmw@gmail.com](mailto:cssbmw@gmail.com)

**Name**

Scott Stewart

**Email**

[cssbmw@gmail.com](mailto:cssbmw@gmail.com)

**Comment or Message**

Hello,

I would like to reiterate a couple of points I made on Thursday night and mention a few new ones. While I see the logic for changing some of the VR to RR around Timberbrook Rd and Owls Head Rd and Mad Tom Rd, this does not conform with the Town Plan and reduces the ability for the town to grow and provide housing for young families. I would encourage you to reconsider these changes and if still implemented look for some areas to add VR to achieve no net loss.

Put buildable land/ area in the definitions section not just in section 2008 H.

3208. B Short term rental: If a homeowner is not residing at the residence, but lives elsewhere in town the requirement of having a property manager seems unnecessary. Even if they aren't in the area I don't think this is reasonable.

3208.C mentions an application. To whom? The Town? Would existing short term rentals be exempt?

Are all subdivisions in Rural districts required to be PUDs (can't find section I read this)?

2008.H mentions a density bonus as part of a PUD, but I though I read somewhere else no density bonuses will be granted (can't find section!).

3203.A(2) word "be" is missing near the end of the paragraph.

3104.E 20 year shared parking agreement seems too long

3104.H paving entire parking lot if more than 10 stalls added- thinking of Dorset church, I would not mandate paving. Same for permanent markings. Suggest language that says parking and loading areas shall not exceed 5% slope instead of "a level surface" (parking should not be level, it needs to drain).

Some paper copies of the proposed regulations would be nice. The charts are very helpful.

Thank you for your thoughtful consideration of all comments as you continue this process

Scott

---



**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** June 14, 2022 at 1:28 PM  
**To:** [cssbmw@gmail.com](mailto:cssbmw@gmail.com)  
**Cc:** [dorset za dorsetza@gmail.com](mailto:dorsetza@dorsetza@gmail.com), Gay Squire [squirehouse1@comcast.net](mailto:squirehouse1@comcast.net)

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**Subject:** New Entry: Simple Contact Form  
**Date:** June 13, 2022 at 6:03:51 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [cssbmw@gmail.com](mailto:cssbmw@gmail.com)

**Name**

Scott Stewart

**Email**

[cssbmw@gmail.com](mailto:cssbmw@gmail.com)

**Comment or Message**

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Timberbrook Rd and Owls Head Rd and Mad Tom Rd, this does not conform with the Town Plan and reduces the ability for the town to grow and provide housing for young families. I would encourage you to reconsider these changes and if still implemented look for some areas to add VR to achieve no net loss.

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Some paper copies of the proposed regulations would be nice. The charts are very helpful.

Thank you for your thoughtful consideration of all comments as you continue this process

Scott

**From:** Ken Gilbert kpgilbert@sbcglobal.net   
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** June 30, 2022 at 10:32 AM  
**To:** Brandy Saxton brandy@placesense.com  
**Cc:** dorset za dorsetza@gmail.com, Gay Squire squirehouse1@comcast.net, Ken Gilbert kpgilbert@sbcglobal.net

KG

Brandy...

Thank you for your reply to my questions.

One of my key concerns with the proposed regulations in the DRO is that they do not seem to support the purposes identified in Section 2203A, specifically to “preserve the distinctive qualities of historic structures” and “protect the integrity of the traditional built form by ensuring appropriate treatment of historic structures and districts.” As a result, these proposals, if adopted, will lead to irreparable, negative changes to the unique character and atmosphere of Dorset Village and the DRO.

I suggest that the 2020 Town Plan to “ensure development compatible with surrounding historic buildings” can be accomplished without the proposed zoning and dimensional standards changes. Changing the functionality options of existing buildings without other zoning changes will maintain the current appearance and character of the central district and will allow for commercial use in the area. The 3 Pears Gallery is a good example of this.

Accordingly, I request no changes be made to the current dimensional standards for the existing districts. I suggest that the Permitted Uses for lots immediately adjacent to Village Business lots can be expanded to allow for limited and appropriate commercial activities. Lots should not be rezoned from Village Residential to Village Business – they should only be reclassified to Village Mixed Use. This way, additional businesses can operate in the town without negatively impacting its current appearance.

Should dimensional standards such as minimum lot size, lot coverage percentages, setbacks, and the like change, the likelihood of tearing down current buildings to take advantage of the new conditions increases. Doing that would irreparably change the appearance of the district. Buildings could be constructed that are not in keeping with remaining structures – out of line, oversized compared to adjacent structures, etc. Enabling a structure to be built with a five-foot minimum front setback will not make the Village Business district more commercial or walkable.

While I appreciate that some of these proposals are “current best practice in planning and development review,” I see many of these ideas to be better-suited for more urban settings. None of the three Dorset villages is urban. I am concerned that the town goals are looking to be met by bringing “outside criteria” in rather than starting with what is here and building from it. Dorset’s greatest assets is its unique character and appearance, and that needs to be protected.

I asked about the acreage by district since I think the magnitude of change from what Dorset is now to what is being proposed is much larger than most people are expecting. I think this is an important indicator to the community on the potential impact of these proposed changes. I hope your mapping program can address this issue and that you will present these numbers to the Planning Commission and the town.

As for the “event facility:” I don’t know what has changed in the last five years ago to warrant raising this issue again. I look forward to understanding why this is a “thorny issue” now – what or who is driving its resurrection? To include an event facility in these proposed regulations will be a self-inflicted problem by and for the Planning Commission and Selectboard.

My last previous question and request was about removing seamed metal roofing as a roofing option. I have separately received a copy of your correspondence with Devin Colman. While his email identifies “the best argument against the use of fake slate”, his email also makes the best argument for using natural slate. One of his key points is the cost difference of using fake slate versus natural is “only marginally less.” While I too am concerned about maintenance of fake slate, certainly there have been product improvements (and additional manufacturers) since the roof he referenced was produced. Even fake slate would not be as eye-catching as a shiny, seamed metal roofing, and any sort of slate would be more “in the back ground” than seamed metal roofing. Fake slate enables the preservation of the integrity and distinctive qualities of Dorset’s historic structures better than seamed metal roofing. To use seamed metal roofing means that two of the DRO purposes are not fulfilled. Seamed metal roofing has not been used in Dorset in the past. Accordingly, it should not be introduced at this time as anything historically relevant to the town. I reiterate my request that seamed metal roofing be removed from these regulations as a roofing material option.

Thank you again for your work on this important town project.

Ken

On Tuesday, June 14, 2022 at 01:31:20 PM CDT, Brandy Saxton <brandy@placesense.com> wrote:

Ken,

PlaceSense provided the Town of Dorset with a scope of work that specified that the revisions would be based "upon the recommendations of the technical review and 2020 town plan, the list of needed/desired changes provided by the town, and other updates as necessary to implement current best practices in planning and development review." That is how the work has proceeded.

The goals listed in 9.4.2 of the adopted zoning bylaw were excerpted from an earlier Town Plan and apply only to the Design Review Overlay District. The comparable section in the proposed regulations is Section 2203.A. The purpose statement in Section 1003 of the proposed regulations applies to the document in its entirety. It is comparable to Section 1 of the adopted zoning regulations and Section 1.02 of the adopted subdivision regulations. The purpose statement section for the entire document was revised to consolidate the purpose statements from both the zoning and subdivision bylaws.

The language you cite, "maintain the small, rural, primarily residential appearance of the Historic Districts" is no longer a stated policy of the Dorset Town Plan. That language does not appear in the 2020 Town Plan. The 2020 Town Plan speaks to protecting the historic character and ensuring development is compatible with surrounding historic buildings, but it also designates the village areas for "mixed use" and "concentrated residential" land uses. The proposed zoning district map reflects the general policy intent of the Future Land Use Plan (Map 1) and the supporting land use policies in the 2020 Town Plan.

As noted above, the bylaw revision has been based on the technical review and 2020 town plan, the list of needed/desired changes provided by the town, and other updates as necessary to implement current best practices in planning and development review. The Planning Commission has been reviewing the proposed regulations section-by-section during their regular meetings and at several special meetings since early 2020. Covid and remote meetings slowed the process, but they have diligently proceeded despite the challenges. Community members have participated in those meetings from time-to-time (they were all properly noticed and open to the public), but the PC's major public outreach effort to gather feedback on their first draft is currently underway.

The revision project included a comprehensive review of zoning district boundaries townwide and ultimately an entirely new zoning map with new zoning districts. Some of the changes are relatively minor (a lot of moving boundaries to accurately reflect property boundaries), while others were more substantive. Areas around the villages were considered in particular with two intents. First, to recognize the existing settlement pattern of the villages. This includes consideration of lot sizes, building placement in relation to the street, etc. Second, to identify opportunities for expanding the villages where there may be appropriate land around the outskirts of the traditional center, which reflects town and state land use planning policies to focus growth and development in and around existing centers. Under Vermont law, a zoning district change does not require agreement from the property owner. The PC is inviting all property owners to review the proposed changes and submit comments. The PC intends to review all comments and evaluate what further refinements to make to the proposed zoning map.

The two zoning district summary handouts on the website provide the easiest way to compare the current and proposed districts. The online map also lets you see a side-by-side comparison of current and proposed districts. I have not calculated the acreage by district in the way that you asked for at this time.

The PC has recognized the presence of three event facility uses in the villages currently, and changes to state law that have made it possible for an event facility to be located on any property that qualifies as a farm, and the changing nature of the town/regional tourism sector. The PC has discussed the issue at length. They decided they wanted to hear the community's current thoughts on the issue with full understanding of the positions expressed when this issue was last considered 5 years ago. What you see in the presented draft shows one option for defining event facility as a separate use (not an add-on to a lodging facility or restaurant, as the three existing facilities have been considered) and establishing standards for regulating that use. How to regulate event facilities and where/whether to allow them remains on the list of "thorny issues" to be resolved during the next phase of the PC's work.

Brandy



Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 9, 2022 at 2:20:20 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

**Name**

Ken Gilbert

**Email**

[kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

**Comment or Message**

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At the outset of this project, could you please tell me what instructions were you, as an outside company, given? What sort of direction, objectives, goals, principles, overall philosophy, etc. were you told to guide your work? Who (by name or by organization) provided this direction?

Thank you.

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**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)  
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** June 14, 2022 at 2:30 PM  
**To:** [kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)  
**Cc:** [dorset.za.dorsetza@gmail.com](mailto:dorset.za.dorsetza@gmail.com), Gay Squire [squirehouse1@comcast.net](mailto:squirehouse1@comcast.net)

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**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
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**Date:** June 9, 2022 at 2:20:20 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

**Name**

Ken Gilbert

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**Date:** June 9, 2022 at 2:21:52 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

**Name**

Ken Gilbert

---

**Email**

[kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

---

**Comment or Message**

How did you identify the changes you are proposing? Some proposals appear to be macro (e.g., changing the boundary zones for VR to VB) and some are very specific (e.g., changing set backs from 30' to 5'). How did these proposals come about? Were they developed by you as an outside firm, from input by Dorset parties, or how? If there was input from Dorset parties, who were they please?

Thank you.

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 9, 2022 at 2:22:47 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

**Name**

Ken Gilbert Gilbert

---

**Email**

[kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

---

**Comment or Message**

What is the criteria needed or used to move property from one defined district to another? For example, I see two houses on Church St going from Ag & Rural Residential to Village Residential.

Why make that change? I also see properties going from Village Residential to Village Business. Who makes these recommendations, and based on what criteria? Can these changes be proposed without the property owner's agreement?

Is there a layout explanation for the differences between the definitions of the current districts and proposed ones? Maybe it is there, but I couldn't find it.

Thank you.

---

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 9, 2022 at 2:23:46 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

**Name**

Ken Gilbert

---

**Email**

[kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

---

**Comment or Message**

Would you please identify the amounts of acreage in each district, both current and proposed? Would you please show Dorset and East Dorset separately? I envision charts listing the amounts of area in each district, both now and proposed, so one can see the macro changes in land definition and use.

Thank you.

**Name**

Ken Gilbert

---

**Email**

[kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

---

**Comment or Message**

Section 2203.L (6) (e) addresses acceptable roofing materials. Included is “seamed metal roofing.” This roofing material is not historic to buildings in the Village and therefore undermines the Design Review Overlay District Purpose to “preserve the distinctive qualities of historic structures.” Its use changes the original character of the historic structure and its features. At present, approximately 80% of structures along Church Street and around the Village Green have some form of visible seamed metal roofing. The abundance of this shiny, non-historic material has notably altered the appearance of the Village, and this degradation of the historic character of the Village should stop.

Different from 2013, there are now numerous roofing materials that replicate vintage slate and shingles. While natural slate should remain first choice, materials that “successfully mimic slate shingles” should be used instead of seamed metal roofing. The second sentence in this section should be strengthened accordingly.

I hereby request that “seamed metal roofing” no longer be an acceptable roofing material and that these words be removed from the proposed regulations.

Thank you.



**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** June 30, 2022 at 2:33 PM  
**To:** [jack@gringojacks.com](mailto:jack@gringojacks.com)  
**Cc:** Squire House [turtlerock@squirehouse.com](mailto:turtlerock@squirehouse.com), [dorset\\_za\\_dorsetza@gmail.com](mailto:dorset_za_dorsetza@gmail.com)

Apologies for the delayed response and thank you for submitting comments. Those will be shared with the Dorset Planning Commission.

Brandy



5 US Route 5  
Windsor, VT 05089

(802) 280-8360  
(802) 230-6858 (mobile)

[brandy@PlaceSense.cc](mailto:brandy@PlaceSense.cc)  
[www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 22, 2022 at 9:21:33 AM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [jack@gringojacks.com](mailto:jack@gringojacks.com)

**Name**

Jack Gilbert

**Email**

[jack@gringojacks.com](mailto:jack@gringojacks.com)

**Comment or Message**

Thank you for all the work and consideration that is going into this massive project. In large projects there are many assumptions and goals to be met but at the same time sometimes what is working can be overlooked. In relationship to the Village business district the new set backs as well as size and coverage proposals are contrary to the town plan as well as the vetoes of residents in the last referendum. First five foot setback is appropriate in a downtown business area but not in a village that has predominately residential setbacks. While there are many 4000sq ft buidlings that coupled with 80% coverage means there could be 6-8 4000 sq foot buildings on an acre. looking at the map there are several 1-2 acre plots. This would change the character of the village and exasperate existing problems like parking, water and noise.

The addition of "event space " would also be contrary to much of residential character of the town. Even two of the largest business are residential in character,the Dorset Inn and Barrows House. This issue was part of the reason for the defeat of the last zoning change that was put to vote and soundly defeated. In addition noise , parking and water are all issue that would be dealt with through other regulations, however since there is little teeth to existing enforcement a small penalty becomes a cost of doing business. I am

teen to existing enforcement a small penalty becomes a cost of doing business. I am referring to noise & parking regulations. So subsequently allowing an event space creates and allows the exasperation of these issues. Zoning should help solve issues not create larger issues.

Last it is not necessary to extend to all properties what exists that is grandfathered. If one building is 5ft from the road we do not need to grant that to all properties. While appropriate to a downtown that functions with sidewalk it is most in appropriate in a village that is predominantly residential in character. Please maintain the setbacks that are current zoning.

Thanks for taking time to read the above. I am happy to answer questions or elaborate on the above ideas.

Jack

---

**From:** PlaceSense brandy@placesense.com  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 22, 2022 at 9:21 AM  
**To:** brandy@placesense.com



**Name**

Jack Gilbert

---

**Email**

[jack@gringojacks.com](mailto:jack@gringojacks.com)

---

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Jack



**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Fwd: Response to your inquiry about Dorset's proposed zoning  
**Date:** June 30, 2022 at 2:38 PM  
**To:** dorset za [dorsetza@gmail.com](mailto:dorsetza@gmail.com), Squire House [turtlerock@squirehouse.com](mailto:turtlerock@squirehouse.com)

Begin forwarded message:

**From:** Brandy Saxton <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** June 30, 2022 at 2:37:27 PM EDT  
**To:** [etanenhaus@gmail.com](mailto:etanenhaus@gmail.com)

Apologies for the delayed response and thank you for submitting comments. Those will be shared with the Dorset Planning Commission.

With regard to your question about the zoning map, there is a large-scale map available for viewing at the town office and we will also have the large maps at the public meeting next week (Jul 6, 7 pm, school gym). If there is a particular property you want information about, I am happy to respond - just send me the address.

Brandy



5 US Route 5  
Windsor, VT 05089

(802) 280-8360  
(802) 230-6858 (mobile)

[brandy@PlaceSense.cc](mailto:brandy@PlaceSense.cc)  
[www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 27, 2022 at 6:08:19 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [etanenhaus@gmail.com](mailto:etanenhaus@gmail.com)

**Name**

Edward Tanenhaus

**Email**

[etanenhaus@gmail.com](mailto:etanenhaus@gmail.com)

**Comment or Message**

Why must the Historic Village and Village Commercial Districts be subjected to any changes at all? They are nearly perfect as they are. Considering the acrimonious battle from several years ago, I am baffled why these modifications for these two districts are being entertained.

Who are behind these changes?

Will 3D Model(s) be prepared to show the extent of these changes. ( The maps are

inadequate on a computer screen.)



**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** June 30, 2022 at 2:37 PM  
**To:** etanenhaus@gmail.com

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**Subject:** New Entry: Simple Contact Form  
**Date:** June 27, 2022 at 6:08:19 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [etanenhaus@gmail.com](mailto:etanenhaus@gmail.com)

**Name**

Edward Tanenhaus

**Email**

[etanenhaus@gmail.com](mailto:etanenhaus@gmail.com)

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**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** June 30, 2022 at 2:39 PM  
**To:** Tanenhaus, Ruth [ruth.tanenhaus@gmail.com](mailto:ruth.tanenhaus@gmail.com)  
**Cc:** dorset za [dorsetza@gmail.com](mailto:dorsetza@gmail.com), Squire House [turtlerock@squirehouse.com](mailto:turtlerock@squirehouse.com)

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[www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 27, 2022 at 6:19:44 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [ruth.tanenhaus@gmail.com](mailto:ruth.tanenhaus@gmail.com)

**Name**

Ruth Tanenhaus

**Email**

[ruth.tanenhaus@gmail.com](mailto:ruth.tanenhaus@gmail.com)

**Comment or Message**

I am disturbed by the proposals concerning modifications to the historic residential district. It is charming, unique, and does not merit tampering. Alterations in scale -- footprints, setbacks -- may result in unfortunate changes over time. Allowing for additional event spaces also may prove unwise. Dorset Village is perfect as it is -- please keep it that way!!!

**From:** PlaceSense brandy@placesense.com  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 27, 2022 at 6:19 PM  
**To:** brandy@placesense.com

---



**Name**

Ruth Tanenhaus

---

**Email**

[ruth.tanenhaus@gmail.com](mailto:ruth.tanenhaus@gmail.com)

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**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** June 30, 2022 at 2:41 PM  
**To:** [madtom140@gmail.com](mailto:madtom140@gmail.com)  
**Cc:** Squire House [turtlerock@squirehouse.com](mailto:turtlerock@squirehouse.com), [dorset\\_za\\_dorsetza@gmail.com](mailto:dorset_za_dorsetza@gmail.com)

Apologies for the delayed response and thank you for submitting comments. Those will be shared with the Dorset Planning Commission.

Brandy



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[brandy@PlaceSense.cc](mailto:brandy@PlaceSense.cc)  
[www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 27, 2022 at 8:16:33 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [madtom140@gmail.com](mailto:madtom140@gmail.com)

**Name**

Stephen Ludlam

**Email**

[madtom140@gmail.com](mailto:madtom140@gmail.com)

**Comment or Message**

My comments specifically address the Dorset Land Use and Development Regulations (DLUDR) and proposed zoning changes for East Dorset.

The proposed zoning changes appear to directly violate several sections of 1003 PURPOSE section of 100 LEGAL section of the source document.

The area I am concerned about are the residential lots that are located from Village St., along Mad Tom Rd., to Pleasant St. The change proposes that two of the lots be rezoned to Village Business and the rest be rezoned for Village Mixed Use. This section of East Dorset is the direct and historical entrance to the village and houses date to the mid 1800s. These properties have been meticulously maintained by their owners to retain the historic, rural, scenic character and cultural heritage. This zoning change appears to contradict Section 1003 (1) of the DLUDR.

Section 1003 (5) of the DLUDR is to ensure that land use and development will not

adversely impact public health, safety and welfare. Mad Tom Road is a narrow two lane with no breakdown lanes and on street parking blocks one lane. Traffic routinely exceeds the 25 MPH posted speed limit. Zoning changes to Village Business or Village Mixed Use could increase the risk to pedestrians, bike riders and children using the playground behind the present Dorset Town Hall.

Section 1003 (6) of the DLUDR is proposed to ensure that land use and development will not adversely impact the reasonable use and enjoyment of adjoining properties. Many of the Permitted Uses and Conditional Uses listed on the proposed Village Districts chart would directly violate that purpose. For example, installation of a fueling station (gas station, heating oil, propane), and auto repair shop as allowed under conditional use would destroy the resale values of all the residential homes in the area.

Section 1003 (7) of the DLUDR is proposed to ensure that there will be safe and adequate vehicular, pedestrian and emergency access to and within development areas. The lack of sidewalks and breakdown lanes will always provide a risk to pedestrians and traffic. Zoning changes to Village Business or Village Mixed will increase that risk without subsequent infrastructure changes.

I raised these issues at the open informational meeting on June 9, 2022, but only received partial answers from the group's paid consultant.

I'm not sure why but there seems to be a desire to cram businesses into the center of rural village residential areas. Many New England towns have given in to these changes and have forever ruined the historic, rural, scenic character and cultural heritage of their towns. You can prevent that from happening here. No property owners in this affected area that I have talked to agree with these proposed zoning changes.

Please do the right thing and preserve what we have left for future generations.

Stephen Ludlam  
140 Mad Tom Rd.  
East Dorset, VT  
802 362-2786

**From:** PlaceSense brandy@placesense.com  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 27, 2022 at 8:16 PM  
**To:** brandy@placesense.com



**Name**

Stephen Ludlam

---

**Email**

[madtom140@gmail.com](mailto:madtom140@gmail.com)

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Stephen Ludlam  
140 Mad Tom Rd.  
East Dorset, VT  
802 362-2786

**From:** Bill Breed bill.breed@highmeadow.com   
**Subject:** RE: Response to your inquiry about Dorset's proposed zoning  
**Date:** July 1, 2022 at 7:24 PM  
**To:** Brandy Saxton brandy@placesense.com  
**Cc:** Squire House turtlerock@squirehouse.com, dorset za dorsetza@gmail.com

BB

Brandy,

Thanks for the follow up. In answer to your questions/comments:

The Vermont Land Trust (VLT) has restrictions on the number of houses (1) that can be built on each property and the properties can't be further subdivided. There are four (4) properties in the VLT that were originally owned by one family (Smith) and were allow a onetime subdivision (Langstaff, Smith, Hershberg/Ross) and ours. The VLT's primary concern is that the property be used for agricultural or forestry outside the one allowed house and its associated use. Home occupations are allowed.

Our house's elevation was measured by a surveyor when it was built, and it is below the 1600'. Not much, but below. So, I think that the house technically would fall into the new RR if the RR was defined along the 1600' elevation and not extended to the edge of the property.

Not that it affects us now, but it would allow me and future owners more flexibility if home occupations and short-term rentals were permitted uses (which I believe they are now) and if the proposed RR followed the 1600' elevation in this area. If you wanted to create a zoning map that more realistically reflects development opportunities and VLT constraints, you would probably leave most of the properties in new the new RRP zone and carve out a swath around the house sites and their accesses that would be RR. You are the expert, but I would say simply following the 1600' contour would be cleaner and more consistent with what is happening on adjacent properties.

I don't speak for the property owners on the other VLT lots. But excluding the area below 1600' on these other properties would potentially have much more of an impact since they have larger areas (or the entire parcel) being excluded from the RR zone (e.g., Smith).

I hope that gives you the additional information and context you were looking for.

Have a great weekend.

Bill

---

**From:** Brandy Saxton <brandy@placesense.com>  
**Sent:** Thursday, June 30, 2022 3:00 PM  
**To:** Bill Breed <bill.breed@highmeadow.com>  
**Cc:** Squire House <turtlerock@squirehouse.com>; dorset za <dorsetza@gmail.com>  
**Subject:** Response to your inquiry about Dorset's proposed zoning

Apologies for the delayed response and thank you for submitting comments. Those will be shared with the Dorset Planning Commission.

I have a follow-up question for you. I would be interested to hear more about the development rights retained on your parcel. The mapping information about privately conserved lands I have access to from the VT Land Trust often shows the entire parcel as conserved when actually only a portion is covered by an easement. Is the part of your parcel below the 1,600-foot elevation excluded from the terms of the easement or are there defined areas with retained development or building rights?

There is a further complicating factor with your property. Looking at the air photo with the 1,600' elevation line imposed, it appears that your house is actually built just above the 1,600' line. Leaving the portion of the parcel below the 1,600' contour in the rural district might not resolve some the concerns you raised about allowed uses.

The intent of including privately conserved lands and public open space lands below 1,600 feet in the proposed RRP district is to create a zoning map that more realistically reflects development opportunities and constraints. It is not the intent to interfere with property owners' ability to exercise their retained rights on privately conserved lands. Some further information and context could help us make further recommendations for refining the zoning language.

Thanks,

Brandy



5 US Route 5  
Windsor, VT 05089

(802) 280-8360

(802) 230-6858 (mobile)

brandy@PlaceSense.c

www.PlaceSense.com

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>

**Subject:** New Entry: Simple Contact Form

**Date:** June 28, 2022 at 12:34:29 PM EDT

**To:** [brandy@placesense.com](mailto:brandy@placesense.com)

**Reply-To:** [bill.breed@highmeadow.com](mailto:bill.breed@highmeadow.com)



**Name**

Bill Breed

---

**Email**

[bill.breed@highmeadow.com](mailto:bill.breed@highmeadow.com)

---

**Comment or Message**

I see my property (as well as other nearby properties) is having portions that were designated Ag and Rural Residential (A&RR) being changed to Rural Resource Protection (RRP).

Although this may appear to make sense because these properties already have some restrictions on the use from other programs, this change places unnecessary additional restrictions on the properties in the areas below 1600 ft.

Just because there are existing restrictions from other programs does not mean the Town needs to add another layer. And in this case a large one because it changes the permitted uses in certain portions of the property to conditional uses.

In specific, single-unit dwellings, accessory dwellings, and home occupations have would now be conditional.

And, unless my understanding of how this works is incorrect, uses not specifically listed are not allowed. This would also preclude short term rentals of the existing house on the property.

I think it would be more consistent to maintain the 1600 ft RRP boundary on my and nearby properties and not place the entire property into the new RRP.

---



**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** June 30, 2022 at 2:59 PM  
**To:** [bill.breed@highmeadow.com](mailto:bill.breed@highmeadow.com)  
**Cc:** Squire House [turtlerock@squirehouse.com](mailto:turtlerock@squirehouse.com), [dorset\\_za\\_dorsetza@gmail.com](mailto:dorset_za_dorsetza@gmail.com)

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Thanks,

Brandy



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**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [bill.breed@highmeadow.com](mailto:bill.breed@highmeadow.com)

**Name**

Bill Breed

**Email**

[bill.breed@highmeadow.com](mailto:bill.breed@highmeadow.com)

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**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** June 30, 2022 at 3:03 PM  
**To:** [pgilbertvt@gmail.com](mailto:pgilbertvt@gmail.com)  
**Cc:** [dorset za dorsetza@gmail.com](mailto:dorsetza@dorsetza@gmail.com), Squire House [turtlerock@squirehouse.com](mailto:turtlerock@squirehouse.com)

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[www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 30, 2022 at 7:20:49 AM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [pgilbertvt@gmail.com](mailto:pgilbertvt@gmail.com)

**Name**

Peter Gilbert

**Email**

[pgilbertvt@gmail.com](mailto:pgilbertvt@gmail.com)

**Comment or Message**

147 Connor Road  
Montpelier, VT 05602  
June 28, 2022

Dear Planning Commission, Gay Squire, Chair:

Unfortunately, I will be out of state on June 7, the day of the hearing about zoning, and so I must share my concerns about the proposal and request a number of changes in the proposal in writing.

My general reaction is that the proposal flips an enormous number of switches that would encourage development and growth perhaps in the short-term interest of businesses, but to the short- and long-term detriment of Dorset residents.

My principal concerns relate to the numerous and substantial changes proposed in the village center. They include, but are not limited to, the changes in:

. min lot size in Villaae Business (cut in half!)

- the increase in max lot coverage in Village Business (from 60% to 80%, a 33%, not 20% change)
- the reduction in min front setbacks in VB, VMU, and VR (from 30' to 5' in VB and VMU!)
- the reduction in min side and rear setbacks in VB and VMU (from 15' and 25' to 10')
- the increase in max structure height in VB and VMU, (from 30' to 35')
- the max structure footprint in VB and VMU (doubling from 2000 sf to 4000 sf) and
- the reduction of min buildable land/unit (from 15K sf to 5K sf in VB & VMU; 15K to 10K sf in VR.)

I can't help but conclude that these changes will result in dramatic, detrimental changes and significant new construction in the Village Business and Village Mixed Use areas and elsewhere in Dorset -- including additions to existing, mostly nineteenth-century former homes, including additions that will be larger than the existing buildings, and worse, the razing of existing old buildings because that is the way to take advantage of the proposed dimensional standards for both lots and structures. For example, without razing a current building, I don't know how one can take advantage of the proposed new 25' of buildable space made available by changing the minimum front setback from 30' to 5'.

The notion of denser development, mixed use, and making a community more "walkable" sounds good and even green in the abstract, but given the small distances involved here and the character of the Dorset village area, I don't imagine that Dorset's Village Business and Village Mixed Use zones will become significantly more walkable, nor will the Village Business and Village Mixed Use areas become more attractive to live in if the changes stimulate the kind of growth and development that I anticipate. One example: the reduction in min front setbacks on both sides of Church Street and both sides of Route 30 will radically change the character and charm that one now enjoys as one walks south from the library or from the Dorset Historical Society Museum or west from the Dorset Inn or Union Store. Moreover, the decision to locate the town offices in a remote part of the town seems to me inconsistent with the goal of making Dorset more "walkable." And it is ironic that scores of visitors and locals already alike walk for exercise and pleasure every day on Dorset's streets and roads, especially perhaps Church Street. I can't imagine the proposed zoning changes making such walking more attractive.

My biggest single objection is the raising up again the issue of the "event facility." This issue was very divisive and was defeated several years ago. I see no reason to include it in this proposal and request that it be dropped from the proposal. I also request that you drop the proposed changes in the zoning status of the residential property adjacent to the Barrows House to the south and the properties immediately north of Dorset Hollow Road and across the road from the Barrow's House (where I worked for Jim Lee two summers when I was in high school).

Two phrases come to mind with regard to the proposal as a whole: first, the proposed zoning changes, in my opinion, run a high risk of "killing the goose that lays the golden egg." And even if the goose lives, the aesthetic quality and character of the town and the experience of visiting or living here would be dramatically diminished. The likelihood and magnitude of damage to the town's character is very high, in my opinion. Joni Mitchell's lament comes to mind: "Don't it always seem to go that you don't know what you've got 'til it's gone? Pave paradise, put up a parking lot."

When my father died in 2014 at the age of 94, we found in the top drawer of his dresser a letter addressed to his grandfather, the family member who purchased the field and two houses that my siblings and I now own, on the south side of Church Street between Prentiss Pond and the Dorset West Road. Dated November 13, 1912, the letter states,

“...that the Mettowee Valley Rail Road is very likely to be built and in operation within the next year.

The strip of land needed from you lies just West of the Mill Pond and runs North from the Alexander farm line to the Highway.

The Survey has been made from the Quarry Station to that point, and there is no danger of the line being built on a different line.

The building of this [rail] road means a great deal to the residents of the Valley and also means that the Village as well as the Farmers will have an opportunity for expansion which in the past they have not enjoyed.

Trusting to receive a favorable reply very soon, and with regards to your family and self.”

What reply Dr. Herrick made, if any, is not known, but his handwritten notations found with the letter express his feeling that if the railroad had been built, he would most likely have left Dorset. Because I believe the railroad would have had a detrimental impact on Dorset, I am not sad that it was never built.

Now Dorset faces another such moment that will decide to a very significant degree what the character of the town will be for the next century and beyond. It only takes one such ill-advised, irreversible decision to irreparably harm a community. I request that you shelve this proposed zoning proposal and leave Dorset's zoning unchanged for the time being. Alternatively, I request that the current zoning proposal be radically changed and scaled back, and that you submit for the townspeople's informed consideration a proposal that does not include key elements already rejected by the voters and that works to guide modest development that enables Dorset to retain the character and beauty that has made it such a special place for visitors and locals alike for many generations.

Thank you for your consideration.

Sincerely,

/s/

Peter A. Gilbert

---

**From:** PlaceSense brandy@placesense.com  
**Subject:** New Entry: Simple Contact Form  
**Date:** June 30, 2022 at 7:20 AM  
**To:** brandy@placesense.com



**Name**

Peter Gilbert

---

**Email**

[pgilbertvt@gmail.com](mailto:pgilbertvt@gmail.com)

---

**Comment or Message**

147 Connor Road  
Montpelier, VT 05602  
June 28, 2022

Dear Planning Commission, Gay Squire, Chair:

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My principal concerns relate to the numerous and substantial changes proposed in the village center. They include, but are not limited to, the changes in:

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proposed zoning proposal and leave Dorset's zoning unchanged for the time being. Alternatively, I request that the current zoning proposal be radically changed and scaled back, and that you submit for the townspeople's informed consideration a proposal that does not include key elements already rejected by the voters and that works to guide modest development that enables Dorset to retain the character and beauty that has made it such a special place for visitors and locals alike for many generations.

Thank you for your consideration.

Sincerely,

/s/

Peter A. Gilbert



**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)  
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** July 12, 2022 at 11:01 AM  
**To:** [bfthompson@comcast.net](mailto:bfthompson@comcast.net)  
**Cc:** [dorset za dorsetza@gmail.com](mailto:dorsetza@dorsetza@gmail.com), Squire House [turtlerock@squirehouse.com](mailto:turtlerock@squirehouse.com)

Thank you for submitting comments. Those will be shared with the Dorset Planning Commission.

Brandy



5 US Route 5 (802) 280-8360 [brandy@PlaceSense.com](mailto:brandy@PlaceSense.com)  
Windsor, VT 05089 (802) 230-6858 (mobile) [www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 10, 2022 at 2:52:27 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [bfthompson@comcast.net](mailto:bfthompson@comcast.net)

**Name**

Bob Thompson

**Email**

[bfthompson@comcast.net](mailto:bfthompson@comcast.net)

**Comment or Message**

My address is 1377 Route 30. Our property is located directly across Route 30 from the J K Adams factory and associated retail store, The Kitchen Store. The lot is 5.9 acres and our residence is 3060 square feet, according to the appraisal at the time of purchase in 2016. The proposed zoning map changes the zoning from A & RR with a 2.8 ac minimum lot size and no maximum structure footprint to Village Residential (VR) with a maximum structure footprint of 3000 square feet. As I understand it, this will make our residence nonconforming immediately, and any addition, no matter how modest, would require a variance. I regard this as unfair. Our lot is larger than almost all of the lots classified as VR in the South Dorset area, most of which are less than 3 acres and some less than an acre. The imposition of a maximum structure footprint makes sense on these small lots, but makes no sense that I can see on a lot more than twice or three times as large. Another larger residential property (1543 Route 30--7.2 acres) two doors down from ours is classified as Rural Mixed Use which does not have a maximum structure footprint. There does not seem to be any substantial reason to reclassify as VR those RR parcels which meet or exceed the new 3 acre minimum lot size, and in the South Dorset area most of the other lots that exceed 3 acres, even those now VR, are classified as RR. What is the rationale for reclassifying our property? It would seem more equitable to leave as RR those parcels which meet the 3.0 acre minimum lot size rather than make those properties subject to the same maximum structure footprint restriction as significantly smaller lots.

**From:** PlaceSense brandy@placesense.com  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 10, 2022 at 2:52 PM  
**To:** brandy@placesense.com



**Name**

Bob Thompson

---

**Email**

[bfthompson@comcast.net](mailto:bfthompson@comcast.net)

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**Comment or Message**

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**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** July 12, 2022 at 11:04 AM  
**To:** Henry Chandler [hchandler@chandler4corners.com](mailto:hchandler@chandler4corners.com)  
**Cc:** dorset za [dorsetza@gmail.com](mailto:dorsetza@gmail.com), Squire House [turtlerock@squirehouse.com](mailto:turtlerock@squirehouse.com)

Response to your inquiry about Dorset's proposed zoning.  
 Would you please reply back to me with your address so I can connect your comments to a location?

Thanks,  
 Brandy



5 US Route 5 (802) 280-8360 [brandy@PlaceSense.com](mailto:brandy@PlaceSense.com)  
 Windsor, VT 05089 (802) 230-6858 (mobile) [www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 7, 2022 at 10:23:59 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [hchandler@chandler4corners.com](mailto:hchandler@chandler4corners.com)

**Name**

Henry Chandler

**Email**

[hchandler@chandler4corners.com](mailto:hchandler@chandler4corners.com)

**Comment or Message**

Hi Mandy and our Planning Commission. I'm concerned with the Rural Resource Protection zone. This makes sense for elevations above 1600'. I'm not sure of its purpose being assigned to various lots around the valley. Even when assigned to town park lands like Cutler Park, I'm not sure what the point is as this will always be Town Lands and undeveloped. Even when it's assigned to Vermont Land Trust lands, Why? It's not going to be developed at all in perpetuity. And in many cases it is only a portion of the lot that has been made the responsibility of the Vermont Land Trust. In many cases the lot owner has other intentions for the remainder of their lands. In my case our 88 acres has been entirely assigned to the RRP Zone. Only 12 of our 88 acres is stewarded by the Vermont Land Trust. It will always be conserved for agricultural purposes, never residential. We have done a feasibility study for our developable lands which found land that perked and the ability to develop at least 5 lots that would not be visible from almost anywhere in Dorset. Thus I request that our entire 88 acre lot be removed from the RRP zone which will preserve our value and knowing that those lands conserved by the Vermont Land Trust will never be residentially developed. I also believe that the RRP zone in the valleys is not needed. Most is already protected by the Vermont Land Trust or the Town or State. We need to keep some developable lands for future housing. Thanks for considering my views and please seriously consider my request.  
 Best, Henry

**Name**

Henry Chandler

---

**Email**

[hchandler@chandler4corners.com](mailto:hchandler@chandler4corners.com)

---

**Comment or Message**

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---



**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** July 12, 2022 at 11:28 AM  
**To:** [tpw@tpw.com](mailto:tpw@tpw.com)  
**Cc:** [dorset za@gmail.com](mailto:dorsetza@gmail.com), [Squire House turtlerock@squirehouse.com](mailto:Squire House turtlerock@squirehouse.com)

Thank you for submitting comments. Those will be shared with the Dorset Planning Commission.

In response to your comments, I would like to clarify that lawfully existing lots (approved subdivision plat filed) can be developed even if they are under the minimum lot size for the zoning district. Owners of pre-existing small lots would not lose the ability to build on and use those lots. They would have to meet the setback requirements and other such requirements of the zoning district but given the proposed setbacks that is not likely to be a barrier.

With regard to the General Business zone, the proposed zoning change would likely limit any further subdivision of lots within the Tennis Way business park and the JK Adams site, but it would allow for multiple principal buildings and uses on a lot which provides some potential for further infill. My sense from conversations with the PC and reviewing the resource mapping is that the Tennis Way business park has limited scope for expansion based on state permitting requirements – that was the driving reason for expanding the GB zone around the Frost Road area to provide future opportunities for additional businesses like those in the business park now.

We also followed up on the concern raised at the meeting about the change in lot size in the RR district. This analysis is based on the parcels as shown on the tax maps. There are 327 pre-existing small lots in the RR district under the presently adopted zoning, which has a minimum lot size of 120,000 sf. That is out of a total of 937 parcels that are entirely located in the RR district. If the minimum lot size is changed to 3 acres, the number of pre-existing small lots would increase by 35 to 362 parcels. There are 29 parcels that have enough land to theoretically be subdivided into two lots under the current zoning that would not be able to be subdivided if the parcel size is increased. Looking at a sample of those, many of them either do not have enough frontage to be subdivided or they are developed in a way that makes subdivision unlikely unless the existing house is demolished.

Brandy



5 US Route 5 (802) 280-8360 [brandy@PlaceSense.com](mailto:brandy@PlaceSense.com)  
 Windsor, VT 05089 (802) 230-6858 (mobile) [www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 6, 2022 at 10:26:03 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [tpw@tpw.com](mailto:tpw@tpw.com)

**Name**

PAUL W CARROCCIO

**Email**

[tpw@tpw.com](mailto:tpw@tpw.com)

**Comment or Message**

Hi! I was at tonight's July 6th informational meeting and came in around 7:30 (after little league ended) and left at 8:15 (to get home to tuck my kids in!). Thank you for all your efforts - they are appreciated and especially on such a difficult task. I asked the question if there is a deadline to submit requests for changes, comments, suggestions, etc. I appreciate the quick response for July 26th and to submit by the prior Thursday July 22nd. I also commented on the fact that there may be pre-existing contiguous subdivided lots in Dorset (from act 250 permits and town subdivisions) that are not shown on the new zoning map as they are owned by the same owner. The consultants answer tonight was that the new zoning map is based on the tax map which may or may not correctly reflect the true parcels. I have two general suggestions on these proposed changes: 1. Please review the potential for pre-existing smaller lots in zones that may be considered non-conforming so that the owners do not lose the potential of the pre-existing lot. And, 2, in the GB zone, the new criteria has a lot size of 3 acres (increased from 2 acres) and a road frontage of 240 (increased from 200) and it seems counter-intuitive to remove potential business concentration in pre-existing business zones. In a town where we are trying really hard to squeeze business use to particular areas (and maybe even out of certain areas), it would seem prudent to allow the GB zone (especially on Tennis Way/Tesla Way/Hills Court) to have the potential to have smaller lot sizes for more (industrial/manufacturing/contractor/etc.) businesses to move there (as opposed to along Route 30 in South Dorset, along Route 7A near emerald lake, etc. My Wife Chrissy and I, along with our two sons Sean and Bennett, are lifelong residents of the community and I was raised here and we are raising our boys here - we enjoy Dorset and we appreciate these proactive measures to help our Town be responsible to all of it's citizens and visitors! We own and operate several businesses in Bennington Country and with over 100 employees that all live within Bennington, Rutland, Windsor, and Windham counties; we understand the importance of balancing living, recreation, and work

and Winham Counties, we understand the importance of balancing living, recreation, and work space and property. Thanks for all you are doing and I am sorry I have not been able to contribute more time to this effort. I was not aware of the ongoing process until a week ago and am now catching up - all good work. Thank you all. Regards, Paul Carroccio 802-779-7277.

**From:** PlaceSense brandy@placesense.com  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 6, 2022 at 10:26 PM  
**To:** brandy@placesense.com



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**Name**

PAUL W CARROCCIO

---

**Email**

[pwc@tpw.com](mailto:pwc@tpw.com)

---

**Comment or Message**

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**From:** James Calder jamesjcalder@verizon.net   
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** July 20, 2022 at 3:45 PM  
**To:** dorsetza@gmail.com  
**Cc:** brandy@placesense.com, squirehouse1@comcast.net, townmanager@gmail.com



Thanks Tyler!

-----Original Message-----

From: dorset za <dorsetza@gmail.com>  
To: James Calder <jamesjcalder@verizon.net>  
Cc: brandy@placesense.com <brandy@placesense.com>; squirehouse1@comcast.net <squirehouse1@comcast.net>; townmanager@gmail.com <townmanager@gmail.com>  
Sent: Wed, Jul 20, 2022 1:34 pm  
Subject: Re: Response to your inquiry about Dorset's proposed zoning

Jim,  
I will print a copy of this series of emails for the Planning Commission.  
Best,  
Tyler

On Wed, Jul 20, 2022 at 12:58 PM James Calder <jamesjcalder@verizon.net> wrote:  
Thanks Tyler.

Brandy, the current twenty year old Subdivision Development regulations that Tyler shared make no mention of how the extension of a public or private road would affect quality of life, peace and quiet and property value of existing homeowners living on that road. Since the Planning Commission is in the process of updating Zoning Bylaws, I strongly request that "quality of life, peace and quiet and property value of existing homeowners" be written into the new regulations as it relates to the construction of any new private road or the extension of an existing public road that will be used to access a new subdivision. Can you confirm that my request will be shared with the Planning Commission team that is working to update the Zoning Bylaws?

I appreciate everyone's input and hope you understand that I am just trying to head off a situation that would negatively impact my quality of life and property value should 10, 15 or 20 homes be built in a location where Pine Rd becomes the main throughfare to and from the new subdivision.

Jim Calder

-----Original Message-----

From: dorset za <dorsetza@gmail.com>  
To: James Calder <jamesjcalder@verizon.net>  
Cc: brandy@placesense.com <brandy@placesense.com>; squirehouse1@comcast.net <squirehouse1@comcast.net>; Robert Gaiotti <townmanager@gmail.com>  
Sent: Wed, Jul 20, 2022 11:54 am  
Subject: Re: Response to your inquiry about Dorset's proposed zoning

Hello Jim,

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Please share my concerns with the Dorset Planning team and I look forward to your response.

Jim Calder

-----Original Message-----

From: Brandy Saxton <[brandy@placesense.com](mailto:brandy@placesense.com)>

To: James Calder <[jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)>

Cc: dorset za <[dorsetza@gmail.com](mailto:dorsetza@gmail.com)>; Gay Squire <[squirehouse1@comcast.net](mailto:squirehouse1@comcast.net)>

Sent: Tue, Jun 7, 2022 12:04 pm

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Brandy



5 US Route 5  
Windsor, VT 05089

(802) 280-8360  
(802) 230-6858 (mobile)

brandy@PlaceSense.c  
www.PlaceSense.com

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**To:** [brandy@placesense.com](mailto:brandy@placesense.com)

**Reply-To:** James Calder <[jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)>

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If you have a more specific question about a particular piece of land, please feel free to reach out.

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**Comment or Message**

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**Tyler Yandow AIA**  
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Town of Dorset  
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PO Box 715  
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**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** July 20, 2022 at 1:41 PM  
**To:** dorset za dorsetza@gmail.com  
**Cc:** brandy@placesense.com, squirehouse1@comcast.net

Thanks for answering him!

Brandy - his suggested additions seem very subjective - quality of life in particular. Some people will complain about anything and claim that it's a quality of life issue. He does have a point about the quantity of vehicles trips and impacts though.

Good luck with the work session next week.

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 I will print a copy of this series of emails for the Planning Commission.  
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James Calder

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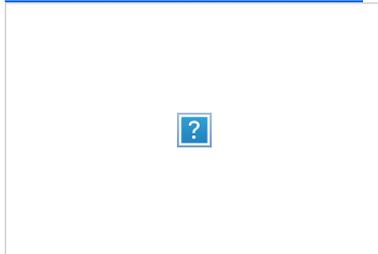


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**Rob Gaiotti**  
**Town Manager**

Dorset Town Offices

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(p) 802-362-4571 x 3  
(c) 802-417-7814  
(f) 802-362-5156

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**Cc:** "[dorsetza@gmail.com](mailto:dorsetza@gmail.com)" <[dorsetza@gmail.com](mailto:dorsetza@gmail.com)>, "[squirehouse1@comcast.net](mailto:squirehouse1@comcast.net)" <[squirehouse1@comcast.net](mailto:squirehouse1@comcast.net)>  
**Reply-To:** James Calder <[jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)>

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From: Brandy Saxton <[brandy@placesense.com](mailto:brandy@placesense.com)>  
To: James Calder <[jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)>  
Cc: dorset za <[dorsetza@gmail.com](mailto:dorsetza@gmail.com)>; Gay Squire <[squirehouse1@comcast.net](mailto:squirehouse1@comcast.net)>  
Sent: Tue, Jun 7, 2022 10:05 am  
Subject: Re: Response to your inquiry about Dorset's proposed zoning

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Brandy

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**To:** [brandy@placesense.com](mailto:brandy@placesense.com)

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If you have a more specific question about a particular piece of land, please feel free to reach out.

Thanks,

Brandy

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**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>

**Subject:** New Entry: Simple Contact Form

**Date:** June 6, 2022 at 6:04:54 PM EDT

**To:** [brandy@placesense.com](mailto:brandy@placesense.com)

**Reply-To:** [jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)

**Name**

James Calder

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**Email**

[jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)

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### Comment or Message

What are the specifics regarding Forest 1 and Forest 2 zones. Can any structures be built in either of these 2 zones.

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**Tyler Yandow AIA**  
**Zoning Administrator**  
Town of Dorset  
112 Mad Tom Rd  
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East Dorset VT 05253  
802-362-4571 Ext. 5  
Tues - Thurs 11AM - 4PM

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**From:** James Calder jamesjcalder@verizon.net   
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** July 20, 2022 at 12:59 PM  
**To:** dorsetza@gmail.com  
**Cc:** brandy@placesense.com, squirehouse1@comcast.net, townmanager@gmail.com

Thanks Tyler.

Brandy, the current twenty year old Subdivision Development regulations that Tyler shared make no mention of how the extension of a public or private road would affect quality of life, peace and quiet and property value of existing homeowners living on that road. Since the Planning Commission is in the process of updating Zoning Bylaws, I strongly request that "quality of life, peace and quiet and property value of existing homeowners" be written into the new regulations as it relates to the construction of any new private road or the extension of an existing public road that will be used to access a new subdivision. Can you confirm that my request will be shared with the Planning Commission team that is working to update the Zoning Bylaws?

I appreciate everyone's input and hope you understand that I am just trying to head off a situation that would negatively impact my quality of life and property value should 10, 15 or 20 homes be built in a location where Pine Rd becomes the main throughfare to and from the new subdivision.

Jim Calder

-----Original Message-----

From: dorset za <dorsetza@gmail.com>  
To: James Calder <jamesjcalder@verizon.net>  
Cc: brandy@placesense.com <brandy@placesense.com>; squirehouse1@comcast.net <squirehouse1@comcast.net>; Robert Gaiotti <townmanager@gmail.com>  
Sent: Wed, Jul 20, 2022 11:54 am  
Subject: Re: Response to your inquiry about Dorset's proposed zoning

Hello Jim,

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This is where things stand today.

Sincerely,  
Tyler Yandow

On Tue, Jul 19, 2022 at 10:18 PM James Calder <jamesjcalder@verizon.net> wrote:

Brandy, I appreciate your detailed reply. Yet my question to you still remains unanswered.

Specifically, I am very concerned about any structures that could be built on elevations above my house where Pine Road, which is a gravel-based class 3 highway, would be the main throughfare to access those structures. I am looking for assurances that Pine Road will not be extended to the higher elevation either by the town of Dorset or by a landowner who would seek permission to build a private road that would essentially connect to and extend Pine Road to higher elevations. Because the resulting increased traffic on Pine Road would have a negative impact on my quality of life, peace and quiet and reduce my property value.

From my perspective the only acceptable route to structures at higher elevations above my house would be a public or private road that connects directly to Morse Hill Road which is a paved class 2 highway.

Please share my concerns with the Dorset Planning team and I look forward to your response.

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Sent: Tue, Jun 7, 2022 12:04 pm  
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The minimum lot size is proposed to increase to 30 acres and the requirement for at least 10 acres of buildable land per dwelling unit will carry forward from the adopted zoning.

The town will continue to review and require applicants to minimize disturbance of steep slopes. Those provisions have a big influence on the location and intensity of any future development at higher elevation because so much of the land is steep. The proposed regulations supplement the language the town has now with more robust requirements for erosion control and stormwater management on steep sites.

New homes in the proposed Rural Resource Protection district will need to be located within a designated building envelope. The standards for establishing a building envelope are detailed in Paragraph 3305.C of the proposed regulations. Those standards include a requirement to exclude steep slopes, wetlands, riparian buffers and floodplains, as well as to be sited downslope from hilltops and ridgelines. This is a tool the town does not currently have and should ensure sensitive siting of any future homes at higher elevations.

A major subdivision in this proposed district would have to be designed as a planned unit development where the homes are clustered and at least 70% of the land is set aside as permanent open space. This is a new requirement in the proposed regulations that would likely be triggered by any proposal to create 3 or more lots in the area near you because those lots would need to be served by a new or extended road.

And very importantly, new homes are a conditional use (they are currently a permitted use below 2,000'). Conditional use means that a permit is not guaranteed. The applicant needs to demonstrate conformance with seven criteria listed in Figure 4-02 of the proposed regulations to obtain conditional use approval. Those criteria include a finding of no undue adverse effects on character of the area, traffic and natural resources. The conditional use approval process provides an opportunity for neighbors like yourself to comment on a proposed development application during a public hearing.

Also just in case you did not notice, I am cc-ing your messages so they will be seen by the Planning Commission when they review messages received during the public comment period.

Brandy



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**Name**

James Calder

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**Comment or Message**

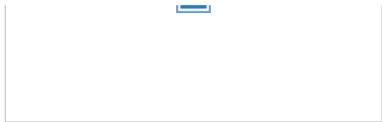
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DORSET\_MILEA  
GE\_2016.pdf



SDR  
03.05.02.pdf



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**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** July 20, 2022 at 11:44 AM  
**To:** James Calder [jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)

---

According to the tax maps, there are only three parcels with frontage on Pine Road – yours, 73 Pine Road with Philip Carter as listed owner, and 137 Pine Road with Stephane Repolle as listed owner.

Brandy



---

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**From:** James Calder jamesjcalder@verizon.net   
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** July 20, 2022 at 9:49 AM  
**To:** brandy@placesense.com  
**Cc:** dorsetza@gmail.com, squirehouse1@comcast.net, townmanager@gmail.com

Thanks Brandy. You mention that two neighbors have existing frontage on Pine Road, and they directly control access over their land to Pine Road to serve development on the landlocked parcels upslope. Who are those two neighbors?

-----Original Message-----

From: Brandy Saxton <brandy@placesense.com>  
 To: James Calder <jamesjcalder@verizon.net>  
 Cc: dorsetza@gmail.com <dorsetza@gmail.com>; squirehouse1@comcast.net <squirehouse1@comcast.net>; town manager <townmanager@gmail.com>  
 Sent: Wed, Jul 20, 2022 8:31 am  
 Subject: Re: Response to your inquiry about Dorset's proposed zoning

Jim,

While I understand the question you have posed, it is not one that can be answered definitively. You are likely better informed than I am about the status of Pine Road. I can see that the public road right-of-way ends at your neighbor's (Repolle) property with several more upslope homes and properties accessed from what I assume are driveways (as distinct from private roads) that come off the end of Pine Road.

The ability of upslope landowners to further develop would in part depend on the ability to meet the access requirements of the land use regulations via either a lawful driveway or private road. Your two neighbors with existing frontage on Pine Road directly control whether they would allow access over their land to Pine Road to serve development on the landlocked parcels upslope. There may be existing right-of-way agreements in place that I am not aware of or some sort of historic public right-of-way that is not evident on the parcel maps. That is something you could research in the land records at the town office if you have not done so already.

Regarding the town extending Pine Road upslope, I think that is extremely unlikely. The town would have to acquire additional right-of-way (assuming that there is not any as suggested by the parcel mapping) either through willing sale or eminent domain. Rural municipalities in Vermont simply do not build new roads - it is cost prohibitive - and very few even take over ownership and maintenance of roads built by developers (hence all the private roads). Nevertheless, whether or not to extend a town road is a decision of the Selectboard and is outside the authority of the land use regulations.

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**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** July 19, 2022 at 10:18:15 PM EDT  
**To:** "brandy@placesense.com" <brandy@placesense.com>  
**Cc:** "dorsetza@gmail.com" <dorsetza@gmail.com>, "squirehouse1@comcast.net" <squirehouse1@comcast.net>  
**Reply-To:** James Calder <jamesjcalder@verizon.net>

Brandy, I appreciate your detailed reply. Yet my question to you still remains unanswered.

Specifically, I am very concerned about any structures that could be built on elevations above my house where Pine Road, which is a gravel-based class 3 highway, would be the main throughfare to access those structures. I am looking for assurances that Pine Road will not be extended to the higher elevation either by the town of Dorset or by a landowner who would seek permission to build a private road that would essentially connect to

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From my perspective the only acceptable route to structures at higher elevations above my house would be a public or private road that connects directly to Morse Hill Road which is a paved class 2 highway.

Please share my concerns with the Dorset Planning team and I look forward to your response.

Jim Calder

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To: James Calder <[jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)>

Cc: dorset za <[dorsetza@gmail.com](mailto:dorsetza@gmail.com)>; Gay Squire <[squirehouse1@comcast.net](mailto:squirehouse1@comcast.net)>

Sent: Tue, Jun 7, 2022 12:04 pm

Subject: Re: Response to your inquiry about Dorset's proposed zoning

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If you have a more specific question about a particular piece of land, please feel free to reach out.

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Brandy

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**Subject:** New Entry: Simple Contact Form  
**Date:** June 6, 2022 at 6:04:54 PM EDT

Date: June 9, 2022 at 9:10 AM EDT

To: [brandy@placesense.com](mailto:brandy@placesense.com)

Reply-To: [jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)

**Name**

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**Email**

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Jim,

While I understand the question you have posed, it is not one that can be answered definitively. You are likely better informed than I am about the status of Pine Road. I can see that the public road right-of-way ends at your neighbor's (Repolle) property with several more upslope homes and properties accessed from what I assume are driveways (as distinct from private roads) that come off the end of Pine Road.

The ability of upslope landowners to further develop would in part depend on the ability to meet the access requirements of the land use regulations via either a lawful driveway or private road. Your two neighbors with existing frontage on Pine Road directly control whether they would allow access over their land to Pine Road to serve development on the landlocked parcels upslope. There may be existing right-of-way agreements in place that I am not aware of or some sort of historic public right-of-way that is not evident on the parcel maps. That is something you could research in the land records at the town office if you have not done so already.

Regarding the town extending Pine Road upslope, I think that is extremely unlikely. The town would have to acquire additional right-of-way (assuming that there is not any as suggested by the parcel mapping) either through willing sale or eminent domain. Rural municipalities in Vermont simply do not build new roads - it is cost prohibitive - and very few even take over ownership and maintenance of roads built by developers (hence all the private roads). Nevertheless, whether or not to extend a town road is a decision of the Selectboard and is outside the authority of the land use regulations.

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**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)

**Name**

James Calder

**Email**

[jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)

**Comment or Message**

What are the specifics regarding Forest 1 and Forest 2 zones. Can any structures be built in either of these 2 zones.



5 US Route 5  
Windsor, VT 05089

(802) 280-8360  
(802) 230-6858 (mobile)

[brandy@PlaceSense.c](mailto:brandy@PlaceSense.c)  
[www.PlaceSense.com](http://www.PlaceSense.com)



**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)  
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** June 7, 2022 at 12:04 PM  
**To:** James Calder [jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)  
**Cc:** dorset za [dorsetza@gmail.com](mailto:dorsetza@gmail.com), Gay Squire [squirehouse1@comcast.net](mailto:squirehouse1@comcast.net)

You are raising good questions that are unfortunately a bit difficult to answer in the abstract but I think this information may be helpful.

Under current zoning, residences are permitted in the Forest 2 district (between 1,600' and 2,000') and are prohibited in the Forest 1 district (above 2,000'). The proposed regulations consolidate those two districts and allow the possibility of residential development at theoretically any elevation. However, the proposed regulations include several other components that provide the Planning Commission with better tools to regulate future residential development in the new district than exist in the current zoning.

The minimum lot size is proposed to increase to 30 acres and the requirement for at least 10 acres of buildable land per dwelling unit will carry forward from the adopted zoning.

The town will continue to review and require applicants to minimize disturbance of steep slopes. Those provisions have a big influence on the location and intensity of any future development at higher elevation because so much of the land is steep. The proposed regulations supplement the language the town has now with more robust requirements for erosion control and stormwater management on steep sites.

New homes in the proposed Rural Resource Protection district will need to be located within a designated building envelope. The standards for establishing a building envelope are detailed in Paragraph 3305.C of the proposed regulations. Those standards include a requirement to exclude steep slopes, wetlands, riparian buffers and floodplains, as well as to be sited downslope from hilltops and ridgelines. This is a tool the town does not currently have and should ensure sensitive siting of any future homes at higher elevations.

A major subdivision in this proposed district would have to be designed as a planned unit development where the homes are clustered and at least 70% of the land is set aside as permanent open space. This is a new requirement in the proposed regulations that would likely be triggered by any proposal to create 3 or more lots in the area near you because those lots would need to be served by a new or extended road.

And very importantly, new homes are a conditional use (they are currently a permitted use below 2,000'). Conditional use means that a permit is not guaranteed. The applicant needs to demonstrate conformance with seven criteria listed in Figure 4-02 of the proposed regulations to obtain conditional use approval. Those criteria include a finding of no undue adverse effects on character of the area, traffic and natural resources. The conditional use approval process provides an opportunity for neighbors like yourself to comment on a proposed development application during a public hearing.

Also just in case you did not notice, I am cc-ing your messages so they will be seen by the Planning Commission when they review messages received during the public comment period.

Brandy



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Begin forwarded message:

**From:** James Calder <[jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)>  
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** June 7, 2022 at 11:00:21 AM EDT  
**To:** "[brandy@placesense.com](mailto:brandy@placesense.com)" <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Cc:** "[dorsetza@gmail.com](mailto:dorsetza@gmail.com)" <[dorsetza@gmail.com](mailto:dorsetza@gmail.com)>, "[squirehouse1@comcast.net](mailto:squirehouse1@comcast.net)" <[squirehouse1@comcast.net](mailto:squirehouse1@comcast.net)>  
**Reply-To:** James Calder <[jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)>

Thanks, my concern is that I live at the bottom of Pine Road which is the one of two public access roads off of Morse Hill Road to higher elevations of Mt Aeolus. By allowing more development on Mt Aeolus, at higher elevations, you will significantly increase traffic that runs right in front of my property.

That increased traffic flow will have a negative effect on my quality of life, peace and quiet and reduce my property value

Under these circumstances will other public access roads be constructed off of Morse Hill Road that will allow access to people who will live and or work in structures that will be built at these higher elevations?

-----Original Message-----

From: Brandy Saxton <[brandy@placesense.com](mailto:brandy@placesense.com)>  
To: James Calder <[jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)>  
Cc: dorset za <[dorsetza@gmail.com](mailto:dorsetza@gmail.com)>; Gay Squire <[squirehouse1@comcast.net](mailto:squirehouse1@comcast.net)>  
Sent: Tue, Jun 7, 2022 10:05 am  
Subject: Re: Response to your inquiry about Dorset's proposed zoning

I've attached the two pages of the draft regulations that specify what uses would be allowed in the proposed Rural Resource Protection district.

If you look at Paragraph C at the bottom of the first page you will find a list of nine uses that are permitted, meaning the Zoning Administrator can issue a permit for those. Paragraph D at the top of the second page lists 20 uses that may be allowed with conditional use approval, which requires approval from the Planning Commission prior to getting a zoning permit. Single-unit dwellings are a conditional use.

Brandy

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**From:** James Calder <[jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)>  
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** June 7, 2022 at 9:44:53 AM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** James Calder <[jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)>

What kind of "structures " can be built in the proposed RRP? Can new homes or businesses be built there? If not what, exactly what can be built there.

[Sent from the all new AOL app for Android](#)

On Tue, Jun 7, 2022 at 8:40 AM, Brandy Saxton <[brandy@placesense.com](mailto:brandy@placesense.com)> wrote:

James,

The proposed zoning revision would consolidate the lands that are now in the Forest 1 and Forest 2 zones (everything above 1,600 feet) into a new single Rural Resource Protection district along with some additional lower elevation properties (primarily public and private conservation or open space lands).

In the proposed Rural Resource Protection district, it would be possible to build structures. The town would continue to have standards minimizing impacts on steep slopes and protecting other natural resources, similar to what is in place under the current zoning. But there is not an outright prohibition on development in the Rural Resource Protection district being proposed.

If you have a more specific question about a particular piece of land, please feel free to reach out.

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**Date:** June 6, 2022 at 6:04:54 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
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James Calder

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[jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)

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**From:** James Calder jamesjcalder@verizon.net  
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** June 7, 2022 at 11:01 AM  
**To:** brandy@placesense.com  
**Cc:** dorsetza@gmail.com, squirehouse1@comcast.net

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From: Brandy Saxton <brandy@placesense.com>  
To: James Calder <jamesjcalder@verizon.net>  
Cc: dorset za <dorsetza@gmail.com>; Gay Squire <squirehouse1@comcast.net>  
Sent: Tue, Jun 7, 2022 10:05 am  
Subject: Re: Response to your inquiry about Dorset's proposed zoning

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**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** June 7, 2022 at 9:44:53 AM EDT  
**To:** brandy@placesense.com  
**Reply-To:** James Calder <jamesjcalder@verizon.net>

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**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>

**Subject:** New Entry: Simple Contact Form

**Date:** June 6, 2022 at 6:04:54 PM EDT

**To:** [brandy@placesense.com](mailto:brandy@placesense.com)

**Reply-To:** [jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)

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**From:** Brandy Saxton brandy@placesense.com   
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** June 7, 2022 at 10:05 AM  
**To:** James Calder jamesjcalder@verizon.net  
**Cc:** dorset za dorsetza@gmail.com, Gay Squire squirehouse1@comcast.net

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Pages from  
Dorset...V3.pdf

Brandy



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**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)

### Name

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### Email

[jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)

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**From:** James Calder jamesjcalder@verizon.net   
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** June 7, 2022 at 9:45 AM  
**To:** brandy@placesense.com



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**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** June 7, 2022 at 8:39 AM  
**To:** [jamesjcalder@verizon.net](mailto:jamesjcalder@verizon.net)  
**Cc:** dorset za [dorsetza@gmail.com](mailto:dorsetza@gmail.com), Gay Squire [squirehouse1@comcast.net](mailto:squirehouse1@comcast.net)

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**Date:** June 6, 2022 at 6:04:54 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
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### Name

James Calder

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**From:** Ken Gilbert kpgilbert@sbcglobal.net   
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** July 21, 2022 at 4:11 PM  
**To:** Brandy Saxton brandy@placesense.com, town manager townmanager@gmail.com  
**Cc:** dorset za dorsetza@gmail.com, Squirehouse1 squirehouse1@comcast.net, Ken Gilbert kpgilbert@sbcglobal.net



Brandy...  
Rob...

Thx for this info. Good to know that zoning and taxes are separate. Cross one thing off the list.

Best, Ken

On Thursday, July 21, 2022 at 02:07:25 PM CDT, town manager <townmanager@gmail.com> wrote:

Hi Ken

On the assessment question, Brandy is correct, we are legally obligated (by the State) to assess real property based on the existing use and fair market value of the property at the current moment. Zoning Districts don't really factor into the assessment process. To your point there may be some common values in similar neighborhoods or zoning districts, and commercial and residential areas may have different baseline values, but the zoning district that a property is in, isn't a factor in the assessing process. Also in Vermont the rates are based on school district and municipal spending. The State derives the school funding formula which is very complex. The Town tax rate is calculated by dividing the annual budget into the total grand list as lodged for that year. Stay Cool (it's super hot in VT too)!

Rob

On Thu, Jul 21, 2022 at 2:47 PM Brandy Saxton <[brandy@placesense.com](mailto:brandy@placesense.com)> wrote:

Ken,

I may have misspoke or it may not have been clear. The proposed zoning district map is based on current tax parcel mapping. What was discussed at the meeting is that those tax parcel boundaries typically do not reflect the existence of approved subdivisions if the resulting lots remain in common ownership.

With regards to your question about property taxation, for a definitive answer you would need to direct that question to Rob and/or the town assessors as practices do vary from town-to-town. However, in my experience, property in Vermont is valued primarily on its current use/development (what's on the ground today or more technically April 1 of each year) rather than on its speculative future use/development (what is possible under zoning). I would be surprised to learn that the Dorset assessors have different land valuation schedules for each of the adopted zoning districts. Therefore, I would not anticipate that re-zoning would trigger changes in property valuation.

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**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 21, 2022 at 12:30:48 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

**Name**

Ken Gilbert

---

**Email**

[kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

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**Comment or Message**

Questions please following up on the issue of property taxes, as raised at the July 6 zoning information meeting:

At the meeting, a question was asked from the floor about the maps used to identify proposed zoning districts. Brandy replied that the proposed district lines were based on recent, but not necessarily current, Dorset tax maps.

My follow-up questions are:

- What is the relationship between the zoning designation and a land owner's property taxes?
- Aren't Dorset property tax rates based on the zoning district designation, and don't they differ by district?
- What are current zoning district tax rates by district?
- If there is a change in zoning designation, does one's property taxes change accordingly, even if there is no change to the property or its use?

Thank you.

---



**From:** town manager townmanager@gmail.com   
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** July 21, 2022 at 3:07 PM  
**To:** Brandy Saxton brandy@placesense.com  
**Cc:** Ken Gilbert kpgilbert@sbcglobal.net, dorset za dorsetza@gmail.com, Squirehouse1 squirehouse1@comcast.net

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Thank you.

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**Rob Gaiotti**  
**Town Manager**

Dorset Town Offices  
PO Box 715  
112 Mad Tom Rd  
East Dorset, VT 05253

(p) 802-362-4571 x 3  
(c) 802-417-7814  
(f) 802-362-5156

[Visit the Town of Dorset Website!](#)



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**Subject:** Response to your inquiry about Dorset's proposed zoning  
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**To:** [kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)  
**Cc:** [dorset za dorsetza@gmail.com](mailto:dorsetza@dorsetza@gmail.com), town manager [townmanager@gmail.com](mailto:townmanager@gmail.com), Squirehouse1 [squirehouse1@comcast.net](mailto:squirehouse1@comcast.net)

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- Aren't Dorset property tax rates based on the zoning district designation, and don't they differ by district?

- What are current zoning district tax rates by district?

- If there is a change in zoning designation, does one's property taxes change accordingly, even if there is no change to the property or its use?

Thank you.

---

**From:** Ken Gilbert kpgilbert@sbcglobal.net   
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** July 22, 2022 at 4:40 PM  
**To:** Brandy Saxton brandy@placesense.com  
**Cc:** Dorset Za dorsetza@gmail.com, Roger Squire squirehouse1@comcast.net, Ken Gilbert kpgilbert@sbcglobal.net

---



Brandy...

Thank you for pointing out this Crosswalk document.

It is a good description of the proposed zoning changes. Yet, it is different from what I (and, I think, the July 6 question-asker) have in mind. The Crosswalk document is a summary description of the proposed changes, but at a high level and without detail for the community to see the specifics of what is changing.

I'm hoping you will be able to present a detailed chart identifying the current zoning regulations next to the proposed regulations topic by topic. For each zoning issue, two columns so everyone can see the current situations compared with the proposed ones. I suggest the current zoning regulations are the baseline starting point since the community is already familiar with them.

This format would also be good to show the numerical changes in sizes of the various districts.

Thank you for your work here.

Ken

On Thursday, July 21, 2022 at 07:07:11 PM CDT, Brandy Saxton <brandy@placesense.com> wrote:

Ken,

I mentioned at one of the public meeting sessions that there was a crosswalk document between the adopted regulations and the proposed regulations that we put together for the PC as they went through the first draft. I have posted that document on the project website and you can download it directly below. That document also references the statutory requirements the regulations need to conform to in various sections.

<https://placesense.com/wp-content/uploads/2022/07/Crosswalk.pdf>

Brandy



---

5 US Route 5  
Windsor, VT 05089

(802) 280-8360  
(802) 230-6858 (mobile)

brandy@PlaceSense.com  
www.PlaceSense.com

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 19, 2022 at 9:32:03 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

**Name**

Ken Gilbert

---

**Email**

[kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

---

**Comment or Message**

At the July 6 zoning information meeting, a comment was made by one of the participants that, while these regulations were well laid out, they did not include a Current and Proposed comparison of the proposed zoning regulations. The gentleman pointed out that such a comparison chart is the best way to show the community what is proposed to change – from what and to what.

I write in support of this idea and request that such a chart be included in the project's scope of work. Brandy replied that this comparison had been included in an earlier version of the proposed regulations. Accordingly, I would assume this chart will be easy to resurrect, update, and include in future drafts of the zoning proposal.

I see this side-by-side comparison of Current and Proposed zoning regulations as essential for the community to be able to see and understand what is suggested to change and how.

As part of this comparison, I assume the PlaceSense zoning map can tabulate the number of acres by zoning district to show numerically the sizes of each current district and of each proposed district. These numbers should also be included in this comparison to show the community the magnitudes of the proposed changes. I asked about this tabulation and comparison in one of my June 9 questions.

Thank you for including this Current and Proposed comparison in future versions of the proposed zoning regulations.

---



**From:** Brandy Saxton brandy@placesense.com   
**Subject:** Fwd: Response to your inquiry about Dorset's proposed zoning  
**Date:** July 21, 2022 at 8:08 PM  
**To:** dorset za dorsetza@gmail.com, Squire House turtlerock@squirehouse.com

Forgot to include you on the cc.

Brandy



5 US Route 5 (802) 280-8360 brandy@PlaceSense.cc  
 Windsor, VT 05089 (802) 230-6858 (mobile) www.PlaceSense.com

Begin forwarded message:

**From:** Brandy Saxton <brandy@placesense.com>  
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** July 21, 2022 at 8:07:04 PM EDT  
**To:** [kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

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Brandy



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 Windsor, VT 05089 (802) 230-6858 (mobile) www.PlaceSense.com

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**Subject:** New Entry: Simple Contact Form  
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**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

**Name**  
 Ken Gilbert

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**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** July 21, 2022 at 8:07 PM  
**To:** [kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

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Brandy



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**Name**

Ken Gilbert

**Email**

[kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

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**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)  
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** July 21, 2022 at 8:22 PM  
**To:** [mfhand@whalenlaw.com](mailto:mfhand@whalenlaw.com)  
**Cc:** [dorset za@gmail.com](mailto:dorsetza@gmail.com), Squire House [turtlerock@squirehouse.com](mailto:turtlerock@squirehouse.com)

Thank you for submitting comments. Those will be forwarded on to the Planning Commission.

After the meeting where the issue of lot size in the Rural Residential district was discussed, I did investigate the number of lots affected by the change from 120,000 square ft minimum lot size to a 3 acre minimum lot size. This analysis was based on the parcels as shown on the tax maps. There are 327 pre-existing small lots in the RR district under the presently adopted zoning, which has a minimum lot size of 120,000 sf. That is out of a total of 937 parcels that are entirely located in the RR district. If the minimum lot size is changed to 3 acres, the number of pre-existing small lots would increase by 35 to 362 parcels. There are 29 parcels that have enough land to theoretically be subdivided into two lots under the current zoning that would not be able to be subdivided if the parcel size is increased. Looking at a sample of those, many of them either do not have enough frontage to be subdivided or they are developed in a way that makes subdivision unlikely unless the existing house is demolished.

Brandy



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[www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 15, 2022 at 2:09:11 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [mfhand@whalenlaw.com](mailto:mfhand@whalenlaw.com)

**Name**

Marilyn Hand

**Email**

[mfhand@whalenlaw.com](mailto:mfhand@whalenlaw.com)

**Comment or Message**

Dorset is already out of the price range of working folks-so why the push to increase acreage and frontage, etc?  
 If RR is increased from the existing 2.8 acres to 3 acres and min lot frontage from 150' to 240', that will make all 2.8 acre lots (created under the existing zoning) pre-existing, nonconforming lots. This has other implications for the previously, legally created lots.

Same for the lots in RMU.

Are we trying to exclude more folks from Dorset?

Marilyn



\_\_\_\_\_

**From:** PlaceSense brandy@placesense.com  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 15, 2022 at 2:09 PM  
**To:** brandy@placesense.com



**Name**

Marilyn Hand

---

**Email**

[mfhand@whalenlaw.com](mailto:mfhand@whalenlaw.com)

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Marilyn

---

**From:** Brandy Saxton placesense@mac.com   
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** July 22, 2022 at 4:44 PM  
**To:** Ken Gilbert kpgilbert@sbcglobal.net  
**Bcc:** Brandy Saxton brandy@placesense.com



Ken,

Typically FAA lights are only needed for towers that are 200 feet unless there is something specific about the tower location that could create a hazard for air navigation.

On Jul 22, 2022, at 4:39 PM, Ken Gilbert <kpgilbert@sbcglobal.net> wrote:

Brandy...

Thank you for your explanations here. Very helpful.

3219.L: Your explanation below is clear, understandable, and instructional for applicants. I ask that your wording below be incorporated into the proposed regulations since I think it is clearer than what is currently written.

3219.E: I hope that the Planning Commission will set a very high standard to approve a very high tower.

3219.M(6): I take your point here. Accordingly, I ask what the conditions are / were regarding the fake-tree tower behind the HN Williams Store since it does not have lights. Can those conditions be incorporated into these regulations?

Thank you.

Ken

On Thursday, July 21, 2022 at 06:58:41 PM CDT, Brandy Saxton <brandy@placesense.com> wrote:

Before getting to your specific antenna/tower questions and comments, you may be interested to know that under Vermont law, the telecom companies now have a choice as to whether to seek municipal zoning approval (and usually Act 250 approval required as well) for their project or whether to just get a Certificate of Public Good (CPG) from the state Public Utility Commission. Most now choose the latter, and when they do the project is fully exempt from municipal regulation. Unless there is a change to state law, it is likely that the provisions of Section 3219 will be rarely used.

3219.C De Minimis Impact. This a statutory requirement and statute is, as usual, vague so it does not specify whether it is a new or replacement facility. Statute also does not provide any definition of what should be interpreted as a de minimis impact. The town has some room to define what it thinks is de minimis and most ZAs prefer that there be size/area numbers so they have something specific to point to. I am not aware of any case law on this matter. The size/area numbers in the draft are based on my past practice and not out of line with what might be seen in other VT communities.

3219.E Height Restrictions. It is accurate that there is no limitation on tower height. Such blanket restrictions have been found to violate the federal Telecommunications Act. The applicant would need to demonstrate that a tower of a certain height is necessary to provide service or to create opportunity for collocation.

319.J Surface Mount. The standard is that the infrastructure will be colored to match the surface on which it is being mounted so visibility from off-site will already be minimized.

3219.L Stealth Wireless Facility. Paragraphs J, K and L relate back to Paragraph G, the siting priorities. First an applicant would be asked to provide service by locating their antenna on an existing tower (colocated or combined), if they can demonstrate that is not feasible, then they would be asked to provide the service by locating their antenna on an existing structure other than a tower (surface mount or roof mount), if they can demonstrate that this is not feasible, then they would be asked to provide the service through construction of a stealth facility (fake tree, fake fire tower, fake silo...), if they can demonstrate that this is not feasible, only then could they construct a conventional telecommunication tower under Paragraph M.

3219.M(6) Lighting. The town does not have the authority to prohibit lighting that is required by federal law or rules.

While the town could prohibit telecommunication towers and/or antennas in certain districts or locations, because of

the change in state law that prohibition would be meaningless. Applicants could simply go to the state Public Utility Commission for a CPG. The state is desperately seeking to improve telecommunication service - that is the reason the authority to regulate towers and antennas has been effectively taken away from individual municipalities. The CPG process is generally very friendly to applicants. What the town could ultimately expect to get if it participated as a party in the CPG process would be concessions like those laid out in Section 3219 - a stealth facility or a brown or gray "stick" type tower kept to the minimum height technically needed to provide service to a defined area (and the company gets to define the area).

I will forward your message along to the PC and highlight the specific requests for changes.

Brandy



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Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
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**Date:** July 20, 2022 at 6:19:26 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

**Name**

Ken Gilbert

**Email**

[kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

**Comment or Message**

I'm writing about the proposed regulations for Communications Antennas and Towers, section 3219.

Many points in this section are good. However, they need to go farther so any communication antennas and towers "minimize visual, aesthetic, public safety and ecological impacts" [3219.A.3] and do "not unduly impact Dorset's rural character." [3218.A]

Some points please:

- 3219.C: This subsection seems to address replacement facilities although it doesn't say that. It talks about height, width, surface areas, etc. that "will not increase by" certain amounts. Yet, this subsection does not say what they are increasing from. This may lead to confusion in the review of applications for new facilities versus

may lead to confusion in the review of applications for new towers versus replacements. Hence, a clarification on what this De Minimis Impact subsection is intended to address seems to be needed.

- 3219.C: How were the “not to increase by” figures identified? What are the criteria used for the proposed 300 sq ft, 10 feet above and out, and 75 sq ft increases? It’s not clear whether these numbers are significant or de minimis. These numbers need to be explained and clarified before they can be finalized and agreed. Or perhaps these replacements should be like-for-like without any increases allowed.

- 3219.E: This subsection appears to say that communication facilities (e.g., towers) can be any height, that there is no height restriction on them. Is that correct? Having no height restrictions does not fulfill the Purpose of this section, nor is it in the Town’s best interests on many levels. A height limitation for such communication facilities would seem to be common sense starting place for such towers and should be included in these proposed regulations. A height limitation should be in addition to other conditions in this section. I request the height limitation for communication facilities be the same as the height of the current tower behind HN Williams Store.

- 3219.J: Why isn’t the visibility condition 3219.K.6 also included in this subsection. It would seem that regardless of the type of antenna, no antenna should be visible from the road. I request this sentence be added to this subsection.

- 3219.L: This subsection appears to be a description of a kind of communication facility, but it appears to stand on its own, without any connection to the rest of the section or any requirement for implementation. Yet, in fact, this subsection is the most important part of this whole section to enable appropriate communication facilities management. Ensuring that all communication facilities are “stealth” will “minimize visual, aesthetic, public safety and ecological impacts” and “not unduly impact Dorset’s rural character.”

Accordingly, I request this section be the requirement for any future communication facilities. All future communication facilities should be inconspicuous, not eye-catching nor an eye-sore, and blend into Dorset’s existing environment. All such facilities should be stealth.

- 3219.M 4a: This section appears to be necessary because of section 3219.E allowing for towers of unlimited height. With a height limit, this section will need to change. How tall is the communications tower behind the HN Williams Store? As protection for Dorset’s current character, why would the town want to allow a taller structure? Further, a lattice-type tower will be so large that it will be a clear and obvious eye-sore on the landscape. Accordingly, as above, I request a height limit for communication facilities which is the same height as the current tower behind HN Williams Store, and I request only monopole-type construction be allowed.

- 3214.M 5: I am struck that this section does not explicitly support subsection 3219.L requiring a new tower to blend into its environment. That is, assuming the tower is in the forest, it should look like a tree, similar to the tower behind HN Williams Store. Instead, this section allows a standard metal tower to be built, as long as it is painted “gray, brown, or other contextually-compatible color.” This section should say that if a new tower is desired, it needs to be inconspicuous, or “stealth” as in 3219.L. A new tower should not look like a standard, metal tower with panels, etc., but it should be disguised to fit into the Dorset countryside and environment. This subsection should be linked with 3219.L and be strengthened to ensure unsightly towers are not built.

- 3219.M.6: I request this sub section be revised to prohibit lights, signals or other illumination of any kind for whatever reason on any new tower. Since the town prohibits outdoor lighting of landing areas and associated structures [3218.E.3], the references to lighting required by the FAA would appear to be unnecessary. The tower behind HN Williams Store does not have such lights. To have lights on such towers would be a significant, detrimental impact on Dorset's character. The conditions imposed on the tower behind HN Williams Store should be similarly imposed on any new tower in order to prohibit, or eliminate the need for, lighting on it. This subsection should say that if lights will be required on a new tower, construction of the tower will be denied. Accordingly, subsection 3219.M.6 can simply read "Not have lights, signals or other illumination."

- This Towers section overall should include a prohibition against any new or replacement communication facilities from impacting any ridge line in the area. This includes prohibiting construction of any tower below the ridge line when its height might exceed the ridge line and construction of any tower on the ridge line or on a hill / mountain peak.

Thank you.

---

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**Date:** July 22, 2022 at 4:39 PM  
**To:** Brandy Saxton brandy@placesense.com  
**Cc:** dorset za dorsetza@gmail.com, Squirehouse1 squirehouse1@comcast.net, Ken Gilbert kpgilbert@sbcglobal.net

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**Name**

Ken Gilbert

**Email**

[kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

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- 3219.M 4a: This section appears to be necessary because of section 3219.E allowing for towers of unlimited height. With a height limit, this section will need to change. How tall is the communications tower behind the HN Williams Store? As protection for Dorset's current character, why would the town want to allow a taller structure? Further, a lattice-type tower will be so large that it will be a clear and obvious eye-sore on the landscape. Accordingly, as above, I request a height limit for communication facilities which is the same height as the current tower behind HN Williams Store, and I request only monopole-type construction be allowed.

- 3214.M 5: I am struck that this section does not explicitly support subsection 3219.L requiring a new tower to blend into its environment. That is, assuming the tower is in the forest, it should look like a tree, similar to the tower behind HN Williams Store. Instead, this section allows a standard metal tower to be built, as long as it is painted "gray, brown, or other contextually-compatible color." This section should say that if a new tower is desired, it needs to be inconspicuous, or "stealth" as in 3219.L. A new tower should not look like a standard, metal tower with panels, etc., but it should be disguised to fit into the Dorset countryside and environment. This subsection should be linked with 3219.L and be strengthened to ensure unsightly towers are not built.

- 3219.M.6: I request this sub section be revised to prohibit lights, signals or other illumination of any kind for whatever reason on any new tower. Since the town prohibits outdoor lighting of landing areas and associated structures [3218.E.3], the references to lighting required by the FAA would appear to be unnecessary. The tower behind HN Williams Store does not have such lights. To have lights on such towers

Behind HN Williams Store does not have such lights. To have lights on such towers would be a significant, detrimental impact on Dorset's character. The conditions imposed on the tower behind HN Williams Store should be similarly imposed on any new tower in order to prohibit, or eliminate the need for, lighting on it. This subsection should say that if lights will be required on a new tower, construction of the tower will be denied. Accordingly, subsection 3219.M.6 can simply read "Not have lights, signals or other illumination."

- This Towers section overall should include a prohibition against any new or replacement communication facilities from impacting any ridge line in the area. This includes prohibiting construction of any tower below the ridge line when its height might exceed the ridge line and construction of any tower on the ridge line or on a hill / mountain peak.

Thank you.



**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)  
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** July 21, 2022 at 7:58 PM  
**To:** [kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)  
**Cc:** dorset za [dorsetza@gmail.com](mailto:dorsetza@gmail.com), Squirehouse1 [squirehouse1@comcast.net](mailto:squirehouse1@comcast.net)

Before getting to your specific antenna/tower questions and comments, you may be interested to know that under Vermont law, the telecom companies now have a choice as to whether to seek municipal zoning approval (and usually Act 250 approval required as well) for their project or whether to just get a Certificate of Public Good (CPG) from the state Public Utility Commission. Most now choose the latter, and when they do the project is fully exempt from municipal regulation. Unless there is a change to state law, it is likely that the provisions of Section 3219 will be rarely used.

3219.C De Minimis Impact. This a statutory requirement and statute is, as usual, vague so it does not specify whether it is a new or replacement facility. Statute also does not provide any definition of what should be interpreted as a de minimis impact. The town has some room to define what it thinks is de minimis and most ZAs prefer that there be size/area numbers so they have something specific to point to. I am not aware of any case law on this matter. The size/area numbers in the draft are based on my past practice and not out of line with what might be seen in other VT communities.

3219.E Height Restrictions. It is accurate that there is no limitation on tower height. Such blanket restrictions have been found to violate the federal Telecommunications Act. The applicant would need to demonstrate that a tower of a certain height is necessary to provide service or to create opportunity for collocation.

319.J Surface Mount. The standard is that the infrastructure will be colored to match the surface on which it is being mounted so visibility from off-site will already be minimized.

3219.L Stealth Wireless Facility. Paragraphs J, K and L relate back to Paragraph G, the siting priorities. First an applicant would be asked to provide service by locating their antenna on an existing tower (colocated or combined), if they can demonstrate that is not feasible, then they would be asked to provide the service by locating their antenna on an existing structure other than a tower (surface mount or roof mount), if they can demonstrate that this is not feasible, then they would be asked to provide the service through construction of a stealth facility (fake tree, fake fire tower, fake silo...), if they can demonstrate that this is not feasible, only then could they construct a conventional telecommunication tower under Paragraph M.

3219.M(6) Lighting. The town does not have the authority to prohibit lighting that is required by federal law or rules.

While the town could prohibit telecommunication towers and/or antennas in certain districts or locations, because of the change in state law that prohibition would be meaningless. Applicants could simply go to the state Public Utility Commission for a CPG. The state is desperately seeking to improve telecommunication service - that is the reason the authority to regulate towers and antennas has been effectively taken away from individual municipalities. The CPG process is generally very friendly to applicants. What the town could ultimately expect to get if it participated as a party in the CPG process would be concessions like those laid out in Section 3219 - a stealth facility or a brown or gray "stick" type tower kept to the minimum height technically needed to provide service to a defined area (and the company gets to define the area).

I will forward your message along to the PC and highlight the specific requests for changes.

Brandy



5 US Route 5  
Windsor, VT 05089

(802) 280-8360  
(802) 230-6858 (mobile)

[brandy@PlaceSense.cc](mailto:brandy@PlaceSense.cc)  
[www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 20, 2022 at 6:19:26 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

<p><b>Name</b></p> <p>Ken Gilbert</p> <hr/> <p><b>Email</b></p> <p><a href="mailto:kpgilbert@sbcglobal.net">kpgilbert@sbcglobal.net</a></p>
---

**Comment or Message**

I'm writing about the proposed regulations for Communications Antennas and Towers, section 3219.

Many points in this section are good. However, they need to go farther so any communication antennas and towers “minimize visual, aesthetic, public safety and ecological impacts” [3219.A.3] and do “not unduly impact Dorset’s rural character.” [3218.A]

Some points please:

- 3219.C: This subsection seems to address replacement facilities although it doesn't say that. It talks about height, width, surface areas, etc. that “will not increase by” certain amounts. Yet, this subsection does not say what they are increasing from. This may lead to confusion in the review of applications for new facilities versus replacements. Hence, a clarification on what this De Minimis Impact subsection is intended to address seems to be needed.

- 3219.C: How were the “not to increase by” figures identified? What are the criteria used for the proposed 300 sq ft, 10 feet above and out, and 75 sq ft increases? It's not clear whether these numbers are significant or de minimis. These numbers need to be explained and clarified before they can be finalized and agreed. Or perhaps these replacements should be like-for-like without any increases allowed.

- 3219.E: This subsection appears to say that communication facilities (e.g., towers) can be any height, that there is no height restriction on them. Is that correct? Having no height restrictions does not fulfill the Purpose of this section, nor is it in the Town's best interests on many levels. A height limitation for such communication facilities would seem to be common sense starting place for such towers and should be included in these proposed regulations. A height limitation should be in addition to other conditions in this section. I request the height limitation for communication facilities be the same as the height of the current tower behind HN Williams Store.

- 3219.J: Why isn't the visibility condition 3219.K.6 also included in this subsection. It would seem that regardless of the type of antenna, no antenna should be visible from the road. I request this sentence be added to this subsection.

- 3219.L: This subsection appears to be a description of a kind of communication facility, but it appears to stand on its own, without any connection to the rest of the section or any requirement for implementation. Yet, in fact, this subsection is the most important part of this whole section to enable appropriate communication facilities management. Ensuring that all communication facilities are “stealth” will “minimize visual, aesthetic, public safety and ecological impacts” and “not unduly impact Dorset’s rural character.”

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- This Towers section overall should include a prohibition against any new or replacement communication facilities from impacting any ridge line in the area. This includes prohibiting construction of any tower below the ridge line when its height might exceed the ridge line and construction of any tower on the ridge line or on a hill / mountain peak.

Thank you.

---



**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** July 26, 2022 at 3:02 PM  
**To:** [kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)  
**Cc:** [dorset za dorsetza@gmail.com](mailto:dorsetza@dorsetza@gmail.com), Squire House [turtlerock@squirehouse.com](mailto:turtlerock@squirehouse.com)

Thank you for submitting comments. Those will be shared with the Dorset Planning Commission.

Brandy



5 US Route 5 (802) 280-8360 [brandy@PlaceSense.com](mailto:brandy@PlaceSense.com)  
 Windsor, VT 05089 (802) 230-6858 (mobile) [www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 22, 2022 at 4:38:36 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

**Name**

Ken Gilbert

**Email**

[kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

**Comment or Message**

At the July 6 zoning meeting, one of Brandy Saxton's slides said the Planning Commission is looking "to take the temperature of the community about shooting ranges" [among other topics]. Hence, I'm writing with some comments.

I do not see shooting ranges in the Town of Dorset as "consistent with the safety and rights of others in the community," and I see that such ranges would "unduly impact Dorset's rural character." [3218.A]

Not only would there be a direct impact on adjacent and nearby property owners from a shooting range, the whole community would be affected given that the sound of gunfire will carry throughout the area. Such noise would clearly have a detrimental effect on town residents and on the Character of the Area.

Accordingly, I request that any new zoning and land use regulations prohibit shooting ranges.

If they cannot be legally prohibited per state law, they should be severely restricted as a conditional use activity, with a very high standard for approval. All applications for shooting ranges should be required to be reviewed and acted on by the Planning Commission. Approval or rejection of a range should not be by the Zoning Administrator alone.

Shooting range restrictions should include items such as

- a range would be possible only on property of a certain, large number of acres and only in Rural Residential areas
- use of a range would be possible only upon certification by an authorized safety expert to ensure no danger to adjacent or nearby property or people, at landowner's expense
- any sort of commercial operation or use of a range would be prohibited
- operation of a range would be limited to certain hours of the day (e.g., daylight only and-or the same hours as contractors and lawn crews)
- use of the range would be only by those personally known to the property owner (i.e., no Facebook "friends")

I welcome additional restrictions.

Thank you.

**From:** PlaceSense brandy@placesense.com  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 22, 2022 at 4:38 PM  
**To:** brandy@placesense.com



**Name**

Ken Gilbert

---

**Email**

[kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

---

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I welcome additional restrictions.

Thank you.

---



**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** July 26, 2022 at 3:05 PM  
**To:** [dmirenda@gmail.com](mailto:dmirenda@gmail.com)  
**Cc:** [dorset za@gmail.com](mailto:dorsetza@gmail.com), Squire House [turtlerock@squirehouse.com](mailto:turtlerock@squirehouse.com)

Thank you for submitting comments. Those will be shared with the Dorset Planning Commission.

Brandy



5 US Route 5  
Windsor, VT 05089

(802) 280-8360  
(802) 230-6858 (mobile)

[brandy@PlaceSense.com](mailto:brandy@PlaceSense.com)  
[www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 22, 2022 at 1:26:18 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [jdmirenda@gmail.com](mailto:jdmirenda@gmail.com)

**Name**

James Mirenda

**Email**

[jdmirenda@gmail.com](mailto:jdmirenda@gmail.com)

**Comment or Message**

East Dorset Village (intersection of Mad Tom and Village St and surrounding properties) should remain Village Residential. No explanation for the proposed changes were offered at the meeting in June. A wise old Yankee once said "if it ain't broke, don't fix it!".

**From:** PlaceSense brandy@placesense.com  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 22, 2022 at 1:26 PM  
**To:** brandy@placesense.com

---



**Name**

James Mirenda

---

**Email**

[jdmirenda@gmail.com](mailto:jdmirenda@gmail.com)

---

**Comment or Message**

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---



**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** July 26, 2022 at 3:12 PM  
**To:** [kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)  
**Cc:** dorset za [dorsetza@gmail.com](mailto:dorsetza@gmail.com), Squire House [turtlerock@squirehouse.com](mailto:turtlerock@squirehouse.com)

Thank you for submitting comments. Those will be shared with the Dorset Planning Commission.

Brandy



5 US Route 5 (802) 280-8360 [brandy@PlaceSense.com](mailto:brandy@PlaceSense.com)  
Windsor, VT 05089 (802) 230-6858 (mobile) [www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 22, 2022 at 4:39:22 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

**Name**

Ken Gilbert

**Email**

[kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

**Comment or Message**

At the July 6 zoning meeting, one of Brandy Saxton's slides said the Planning Commission is looking "to take the temperature of the community about landing areas" [among other topics]. Hence, I'm writing with some comments.

I do not see landing areas in the Town of Dorset as "consistent with the safety and rights of others in the community," and I see that such ranges would "unduly impact Dorset's rural character." [3218.A]

The noise impact from aircraft and-or helicopter operations would have a far-reaching and negative impact on the whole community, throughout the whole area. Such noise will clearly have a detrimental effect on town residents and on the Character of the Area.

Accordingly, I request that any landing areas be prohibited.

Should state law prevent their being prohibited, I request landing areas be limited to the General Business areas only. They should not be allowed in Rural Mixed Use or Rural Residential districts.

To allow landing areas in rural areas of Dorset would have a significant detrimental effect on both the environment and the community. Allowing them only in the General Business areas would lessen that negative impact.

Although some language will need to be customized due to General Business district conditions, the restrictions listed in 3218.D Location, 3218.E Site Improvements,

3218.F Use Limitations, and 3218.G Application Requirements should remain.

Thank you.

**From:** PlaceSense brandy@placesense.com  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 22, 2022 at 4:39 PM  
**To:** brandy@placesense.com



**Name**

Ken Gilbert

---

**Email**

[kpgilbert@sbcglobal.net](mailto:kpgilbert@sbcglobal.net)

---

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**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** July 26, 2022 at 3:17 PM  
**To:** [cindy.loudenslager@gmail.com](mailto:cindy.loudenslager@gmail.com)  
**Cc:** [dorset za dorsetza@gmail.com](mailto:dorsetza@dorsetza@gmail.com), Squire House [turtlerock@squirehouse.com](mailto:turtlerock@squirehouse.com)

Regarding your question about comparing the adopted and proposed zoning map. If you go to <http://placesense.com/dorset/> and follow the link for the online map, you will see a side-by-side comparison of the adopted and proposed zoning maps. This is best viewed on a larger screen - you won't get the two maps side-by-side on a phone. If that doesn't help, you can send me the address you are interested in and I can let you know the adopted and proposed zoning district.

Thank you for submitting comments. Those will be shared with the Dorset Planning Commission.

Brandy



5 US Route 5 (802) 280-8360 [brandy@PlaceSense.com](mailto:brandy@PlaceSense.com)  
 Windsor, VT 05089 (802) 230-6858 (mobile) [www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 26, 2022 at 2:39:49 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [cindy.loudenslager@gmail.com](mailto:cindy.loudenslager@gmail.com)

**Name**  
 Cindy Loudenslager

**Email**  
[cindy.loudenslager@gmail.com](mailto:cindy.loudenslager@gmail.com)

**Comment or Message**

I am extremely concerned about the scope of this project. While I understand the need to bring our zoning framework up to speed with more modern language, I do not understand the need to make such dramatic changes as were outlined in the Town Meeting and the attached documents. This Village has survived and thrived for hundreds of years. The character, charm and attraction of this historic community may be harmed by the proposed changes- that really no one wanted or asked for. A change here and a change there might seem innocent in and of itself, but over time you if you keep chipping away at something that isn't broken you may find that you have done irreparable damage without even knowing it, and then it may be too late.

The proposed "setbacks" (if you want to call them that) are mind boggling. The decreased lot size and increased lot coverage would serve to alter the make up of this village. This is not a commercial community. And these changes are cited to "guide growth and development to the Village areas"????? Once again, this is not a commercial community. The map shows the proposed re-zoning, but I have yet to see something that displays exactly how things are zoned now and how the proposal impacts that. A before and after, if you will. I do not understand why any residential area would be rezoned to mixed or business, and that was a concern I heard expressed several times at the Town meeting.

The Rt. 7 area is much different in nature than the Rt. 30 area. Perhaps they should be regarded differently given their differences: types of structures, density, parking availability, etc etc. If any changes are made (which I oppose) they should be taken in very small steps and over a long time period. We can't expect people (including myself) to have read and understood the massive document that was presented. I find that very concerning as well. It's hard to know the actual impact of such a volume of change. In Dorset, it's a monumental concern to maintain the fabric, feeling, and nature of the community. Much more than trying to "stimulate" some type of perceived growth or development. And that's coming from a business owner and a resident.

**From:** PlaceSense brandy@placesense.com  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 26, 2022 at 2:39 PM  
**To:** brandy@placesense.com



**Name**

Cindy Loudenslager

---

**Email**

[cindy.loudenslager@gmail.com](mailto:cindy.loudenslager@gmail.com)

---

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**From:** Turtlerock turtlerock@squirehouse.com   
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** August 23, 2022 at 10:41 AM  
**To:** Brandy Saxton brandy@placesense.com

Agreed. Hard to read people's minds sometimes!

Gay Squire  
 All typos are whimsies of the iPhone.

On Aug 23, 2022, at 10:38 AM, Brandy Saxton <brandy@placesense.com> wrote:

I believe this is the most recent email from Lynn regarding the zoning of her property. It seems she is no longer requesting a change from Village Business.

Brandy



5 US Route 5 (802) 280-8360 brandy@PlaceSense.com  
 Windsor, VT 05089 (802) 230-6858 (mobile) www.PlaceSense.com

Begin forwarded message:

**From:** Lynn Bowden <lindyoggbowden@gmail.com>  
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** August 2, 2022 at 2:38:48 PM EDT  
**To:** Brandy Saxton <brandy@placesense.com>

Hi Brandy,  
 Sorry I couldn't be at the meeting on Tuesday.  
 My focus in general is on the village. (The document as a whole is a little overwhelming). But I understand there was some discussion specifically about my property.  
 When I look at the proposed zoning map, it makes sense that I am part of Village Business Zone. But I also have one of the few big, open spaces in the village, and the allowable uses and density of the proposed Business Zone concern me. I would never develop the land myself, but a future owner could, to the detriment of the rural, open feeling of the village. As you know I strongly object to the setback, lot coverage and footprint changes. When the Barrows House was first proposing their event barn, it was at the front of their property. It was then moved back next to my house and at the minimum side setbacks which put it about 40' from my bedroom. (Not only would my property value have decreased, but my quality of life would have been hugely diminished). This is the total opposite of the current Dorset Land Use and Development Regulation Performance Standards - 3105.A "...preventing proposed development from creating or contributing to off-site impacts that interfere with the reasonable use and enjoyment of nearby property."  
 Somehow, the unique character and charm of Dorset has to be protected through this rezoning, not harmed.  
 Thank you,  
 Lindy  
 PS Re 3092 Rt. 30: It seems there is not much difference between Village Business and Village Mixed Use, and logically my property could be either one. Rural Residential seems too restrictive for a property on rt. 30 in my proximity to the business zone.

On Tue, Jul 26, 2022 at 2:54 PM Brandy Saxton <brandy@placesense.com> wrote:  
 Thank you for submitting comments. Those will be shared with the Dorset Planning Commission.

Brandy



5 US Route 5 (802) 280-8360 brandy@PlaceSense.com  
 Windsor, VT 05089 (802) 230-6858 (mobile) www.PlaceSense.com

Begin forwarded message:

**From:** PlaceSense <brandy@placesense.com>  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 25, 2022 at 7:30:23 PM EDT  
**To:** brandy@placesense.com  
**Reply-To:** lindyoggbowden@gmail.com

**Name**

**Name**

Lindy Bowden

---

**Email**

[lindyoggbowden@gmail.com](mailto:lindyoggbowden@gmail.com)

---

**Comment or Message**

Pertaining to the villages, I would be very interested in seeing a CAD drawing or some sort of arial view rendering of the maximum buildouts proposed by the new zoning regulations. Reading that setbacks would change from 30' to 5' or that lot coverage could go from 60% to 80% is one thing. Actually seeing it is another.  
Thanks, Lindy



**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Fwd: Response to your inquiry about Dorset's proposed zoning  
**Date:** August 23, 2022 at 10:38 AM  
**To:** dorset za [dorsetza@gmail.com](mailto:dorsetza@gmail.com), Turtlerock [turtlerock@squirehouse.com](mailto:turtlerock@squirehouse.com)

I believe this is the most recent email from Lynn regarding the zoning of her property. It seems she is no longer requesting a change from Village Business.

Brandy



5 US Route 5 (802) 280-8360 [brandy@PlaceSense.com](mailto:brandy@PlaceSense.com)  
 Windsor, VT 05089 (802) 230-6858 (mobile) [www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** Lynn Bowden <[lindyoggbowden@gmail.com](mailto:lindyoggbowden@gmail.com)>  
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** August 2, 2022 at 2:38:48 PM EDT  
**To:** Brandy Saxton <[brandy@placesense.com](mailto:brandy@placesense.com)>

Hi Brandy,  
 Sorry I couldn't be at the meeting on Tuesday.  
 My focus in general is on the village. (The document as a whole is a little overwhelming). But I understand there was some discussion specifically about my property.  
 When I look at the proposed zoning map, it makes sense that I am part of Village Business Zone. But I also have one of the few big, open spaces in the village, and the allowable uses and density of the proposed Business Zone concern me. I would never develop the land myself, but a future owner could, to the detriment of the rural, open feeling of the village. As you know I strongly object to the setback, lot coverage and footprint changes. When the Barrows House was first proposing their event barn, it was at the front of their property. It was then moved back next to my house and at the minimum side setbacks which put it about 40" from my bedroom. (Not only would my property value have decreased, but my quality of life would have been hugely diminished). This is the total opposite of the current Dorset Land Use and Development Regulation Performance Standards - 3105.A "...preventing proposed development from creating or contributing to off-site impacts that interfere with the reasonable use and enjoyment of nearby property."  
 Somehow, the unique character and charm of Dorset has to be protected through this rezoning, not harmed.  
 Thank you,  
 Lindy  
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On Tue, Jul 26, 2022 at 2:54 PM Brandy Saxton <[brandy@placesense.com](mailto:brandy@placesense.com)> wrote:  
 Thank you for submitting comments. Those will be shared with the Dorset Planning Commission.

Brandy



5 US Route 5 (802) 280-8360 [brandy@PlaceSense.com](mailto:brandy@PlaceSense.com)  
 Windsor, VT 05089 (802) 230-6858 (mobile) [www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 25, 2022 at 7:30:23 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [lindyoggbowden@gmail.com](mailto:lindyoggbowden@gmail.com)

**Name**  
 Lindy Bowden

**Email**

[lindyoggbowden@gmail.com](mailto:lindyoggbowden@gmail.com)

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**Comment or Message**

Pertaining to the villages, I would be very interested in seeing a CAD drawing or some sort of arial view rendering of the maximum buildouts proposed by the new zoning regulations. Reading that setbacks would change from 30' to 5' or that lot coverage could go from 60% to 80% is one thing. Actually seeing it is another.  
Thanks, Lindy

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**From:** Lynn Bowden lindyoggbowden@gmail.com   
**Subject:** Re: Response to your inquiry about Dorset's proposed zoning  
**Date:** August 2, 2022 at 2:39 PM  
**To:** Brandy Saxton brandy@placesense.com

Hi Brandy,  
Sorry I couldn't be at the meeting on Tuesday.  
My focus in general is on the village. (The document as a whole is a little overwhelming). But I understand there was some discussion specifically about my property.  
When I look at the proposed zoning map, it makes sense that I am part of Village Business Zone. But I also have one of the few big, open spaces in the village, and the allowable uses and density of the proposed Business Zone concern me. I would never develop the land myself, but a future owner could, to the detriment of the rural, open feeling of the village. As you know I strongly object to the setback, lot coverage and footprint changes. When the Barrows House was first proposing their event barn, it was at the front of their property. It was then moved back next to my house and at the minimum side setbacks which put it about 40" from my bedroom. (Not only would my property value have decreased, but my quality of life would have been hugely diminished). This is the total opposite of the current Dorset Land Use and Development Regulation Performance Standards - 3105.A "...preventing proposed development from creating or contributing to off-site impacts that interfere with the reasonable use and enjoyment of nearby property."  
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Lindy  
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On Tue, Jul 26, 2022 at 2:54 PM Brandy Saxton <brandy@placesense.com> wrote:  
Thank you for submitting comments. Those will be shared with the Dorset Planning Commission.

Brandy



5 US Route 5 (802) 280-8360 brandy@PlaceSense.com  
Windsor, VT 05089 (802) 230-6858 (mobile) www.PlaceSense.com

Begin forwarded message:

**From:** PlaceSense <brandy@placesense.com>  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 25, 2022 at 7:30:23 PM EDT  
**To:** brandy@placesense.com  
**Reply-To:** lindyoggbowden@gmail.com

**Name**  
Lindy Bowden

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**Email**  
lindyoggbowden@gmail.com

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**Comment or Message**  
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Thanks, Lindy



**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** July 26, 2022 at 2:54 PM  
**To:** [lindyoggbowden@gmail.com](mailto:lindyoggbowden@gmail.com)  
**Cc:** [dorset za dorsetza@gmail.com](mailto:dorsetza@dorsetza@gmail.com), Squire House [turtlerock@squirehouse.com](mailto:turtlerock@squirehouse.com)

Thank you for submitting comments. Those will be shared with the Dorset Planning Commission.

Brandy



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Windsor, VT 05089 (802) 230-6858 (mobile) [www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** July 25, 2022 at 7:30:23 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [lindyoggbowden@gmail.com](mailto:lindyoggbowden@gmail.com)

**Name**

Lindy Bowden

**Email**

[lindyoggbowden@gmail.com](mailto:lindyoggbowden@gmail.com)

**Comment or Message**

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Thanks, Lindy



**From:** Brandy Saxton [brandy@placesense.com](mailto:brandy@placesense.com)   
**Subject:** Response to your inquiry about Dorset's proposed zoning  
**Date:** August 23, 2022 at 11:46 AM  
**To:** [davidroseofficial@gmail.com](mailto:davidroseofficial@gmail.com)  
**Cc:** [dorset za dorsetza@gmail.com](mailto:dorsetza@dorsetza@gmail.com), [Turtlerock turtlerock@sqirehouse.com](mailto:Turtlerock@sqirehouse.com)

Thank you for submitting comments. Those will be forwarded on to the Planning Commission.

Brandy



5 US Route 5 (802) 280-8360 [brandy@PlaceSense.com](mailto:brandy@PlaceSense.com)  
Windsor, VT 05089 (802) 230-6858 (mobile) [www.PlaceSense.com](http://www.PlaceSense.com)

Begin forwarded message:

**From:** PlaceSense <[brandy@placesense.com](mailto:brandy@placesense.com)>  
**Subject:** New Entry: Simple Contact Form  
**Date:** August 2, 2022 at 6:44:51 PM EDT  
**To:** [brandy@placesense.com](mailto:brandy@placesense.com)  
**Reply-To:** [davidroseofficial@gmail.com](mailto:davidroseofficial@gmail.com)

**Name**

David Rose

**Email**

[davidroseofficial@gmail.com](mailto:davidroseofficial@gmail.com)

**Comment or Message**

We're the residents of 1288 Route 30, one of the properties due to have its designation changed from Village Commercial to Village Residential. Given that my partner and I both operate our businesses out of our house and garage, we would like to request that our property NOT be zoned residential, and instead continue their current zoning of Village Commercial, as it was when we bought the house, in case our businesses grow or need a building of their own.

**From:** PlaceSense brandy@placesense.com  
**Subject:** New Entry: Simple Contact Form  
**Date:** August 2, 2022 at 6:44 PM  
**To:** brandy@placesense.com



**Name**

David Rose

---

**Email**

[davidroseofficial@gmail.com](mailto:davidroseofficial@gmail.com)

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**Comment or Message**

We're the residents of 1288 Route 30, one of the properties due to have its designation changed from Village Commercial to Village Residential. Given that my partner and I both operate our businesses out of our house and garage, we would like to request that our property NOT be zoned residential, and instead continue their current zoning of Village Commercial, as it was when we bought the house, in case our businesses grow or need a building of their own.