

# DORSET ZONING BOARD OF ADJUSTMENT

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East Dorset, VT 05253-07145

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Date: August 13, 2012  
Hearing: #12-03  
Applicant: Herbert Bowen  
Location: 109 Mad Tom Road, East Dorset  
Request: Variance based on ZBL 4.3.4 (Dimensional Requirements in the VR district)

Board Members Present: J. LaVecchia (Chairman), B. Bridges, T. Rawls, S. Jones, K. O'Toole, M. Connors, D. Baker  
Board Members Absent: D. Wilson, R. Stewart  
Also, Present: Tyler Yandow (ZA), Bill Bowen, Judy Bowen, Merrick Counsell, Jane Bridges, Wilma Taylor, Danny Pinsonault, Laura Mullen, Mary Ann Nutzal, Mary Gilgallon

J. LaVecchia, Chairman, stating the application is under 4.3.4 of the Zoning By-Laws for the construction of an accessory building (shed) in the Village Residential district on a pre-existing undersized lot, called the hearing to order at 7:50 p.m.

T. Yandow clarified that the lot may not be a non-conforming lot and the issue at hand is the location of the pool shed which will house pool equipment. B. Bowen explained that the pool pump and filter have been in place for 25 years and have been open to the elements. They would like to protect the equipment to make it last longer and also to house new equipment when replacement is necessary. The shed will baffle the noise of the pump/filter for the neighbors. J. LaVecchia asked if the current equipment was permanently fixed and B. Bowen replied yes. K. O'Toole asked if the neighbors had been contacted about the placement of the shed and B. Bowen responded yes.

J. LaVecchia asked the audience and Board members if there were any further questions. L. Mullen, M. Gilgallon, and W. Taylor all noted that, as neighbors of the Bowen's, they did not have any objections to the location and construction of the pool shed.

T. Rawls moved and M. Connors seconded to close the Public Hearing at 7:54 p.m. Motion carried 7-0.

Deliberative Session opened at 8:25 p.m. and closed at 8:30 p.m.

Based upon Dorset Zoning Bylaw Section 12.9 ~ Appeal ~ variance, it was the consensus of the Board members that the application satisfied all the criteria.

K. O'Toole moved and M. Connors seconded to approve the application of H. Bowen for a nine (9) foot variance from the side setback requirements in the VR District as it meets all the criteria necessary. Motion carried 7-0.

This variance will be valid for one year from date of issuance and subject to a thirty (30) day appeal period.

Respectfully submitted,

Nancy Aversano, Secretary

Town of Dorset ~ Zoning Board of Adjustment  
 Date 8/13/12  
 Regular Meeting X  
 Special Meeting     

(Please Print) Name	Address	Representing	Testifying (Yes or No)
Bill Bowen	109 Mad Tom Rd	Home Owner	Yes
Liddy Bowen	109 Mad Tom Rd.	Home Owner	Yes
MERRICE COUNSON	1870 MARSE HILL RD	HOME OWNER	YES
JANE BRIDGES	189 Danby mtn.	Home owner	NO
Wilma Taylor	46 Dorset Hill Rd.	Home owner	YES
Danna Pinsonault	East Dorset vt	ME	NO
Karla Muller	129 MAD TOM Rd. E. Dor.	Neighbour of Bowen's	NO
Mary Ann Nuttel	72 Pleasant St E. Dorset	friend of Bowen's	NO
Mary Selgaller	129 Mad Tom Rd	Neighbour of Bowen's	NO