

DORSET ZONING BOARD OF ADJUSTMENT

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Date: June 13, 2011
Hearing: #11-02
Applicant: J. K. Adams
Location: 1430 Route 30, Dorset
Request: Application for a conditional use based on ZBL 3.5 (Conditional Uses) and ZBL 6.3.6.2 (Accessory Uses Permitted in VC Districts)

Board Members Present: J. LaVecchia (Chairman), B. Bridges, T. Rawls, D. Wilson, S. Jones, K. O'Toole
Board Members Absent: R. Stewart, M. Connors, D. Baker
Also, Present: Jane M. Bridges

J. LaVecchia, Chairman, stating the application is under Sections 3.5 and 6.3.6.2 of the Zoning By-Laws, called the hearing to order at 8:20 p.m.

J. LaVecchia explained that J. K. Adams proposed to replace a storage shed, which collapsed due to snow load, at the same location. The application was presented to the Planning Commission for Site Plan Review and was approved on May 18, 2011 without further conditions. It was then forwarded to the ZBA for a conditional use permit.

J. LaVecchia referenced ZBL Section 6.2.2(b) – Permitted Uses in the CI-1 district and noted that he felt that this did not require a conditional use permit. In looking at ZBL 3.5, the storage shed meets all criteria for the area and would be the same building as the previous one which was located there for many years.

K. O'Toole moved and S. Jones seconded that the application of J. K. Adams be approved by the Zoning Administrator and PC as a permitted use under ZBL Section 6.2.2 (b) after site development review and that a hearing before the ZBA was not necessary. Motion carried 6-0.

The hearing was ended at 8:20 p.m. by consensus of the Board.

Respectfully submitted,

Nancy Aversano, Secretary