

DORSET ZONING BOARD OF ADJUSTMENT

P. O Box 715
East Dorset, VT 05253-07145

802-362-4571
Fax: 802-362-5156

Date: July 13, 2015
Hearing: #15-04
Applicant: Dorset Field Club
Location: 132 Church Street, Dorset
Request: Conditional Use ~ ZBL §4.2.2 -Conditional Uses in the A &RR District

Board Members Present: J. LaVecchia (Chairman), D. Wilson (Vice Chairman), B. Bridges, R. Stewart, S. Jones, K. O'Toole, M. Connors
Board Members Absent: T. Rawls
Also, Present: Tyler Yandow (Representative for DFC), Patrick McGuire (DFC), Jane M. Bridges,

J. LaVecchia, Chairman, called the meeting to order at 7:30 p.m. The hearing is a continuation from June 8, 2015 for the Dorset Field Club's application for a Conditional Use to be considered under ZBL §4.2.2 -Conditional Uses in the A & RR District for the construction of a new multipurpose building, a driving range instruction shelter, lengthening of the driving range and the relocation of the paddle tennis courts.

K. O'Toole noted the Board members have previously discussed the conflict of interest policy with regard to the DFC hearing and all members present felt they could deliberate fairly. T. Yandow stated that he was present at this hearing to represent the DFC and was not acting as the Dorset Zoning Administrator.

P. McGuire explained the two phase Dorset Field Club project with regard to demolishing the metal storage building; relocating the existing paddle tennis courts to the north; relocating the existing paddle tennis warming hut to the north temporarily; extending the golf driving range and relocating the paddle tennis parking area for Phase 1. Phase 2 would include demolishing the wood storage building; demolishing the existing paddle tennis warming hut; construction of a new multi-purpose building; building a driving range instruction shelter and new parking for the multi-purpose building.

R. Stewart asked if the DFC would do anything with the older wood building and P. McGuire responded that the building would stay until the Phase 2 project renovation begins. K. O'Toole questioned if the DFC anticipated any more people or parking and if the driving range would be lengthened, but not widened. P. McGuire replied yes and that the driving range would only be

lengthened. D. Wilson asked about the paddle court lighting and T. Yandow said that the existing lighting would be retrofitted in the same housings with LED kits and used again. D. Wilson recommended shielding and turning down the lighting. P. McGuire said that the lighting was already turned down and the LED lighting would be on timers. K. O'Toole asked if any property adjoiners had made any comments and T. Yandow responded no. K. O'Toole questioned the hours of construction and P. McGuire answered that they would be during business hours. T. Yandow noted that there was a copy of the proposed Act 250 which was in the comment period currently. S. Jones suggested planting evergreens or spruces for shielding even though it would take a long time to grow in, but K. O'Toole noted that the septic system is near that area. M. Connors inquired about if the height of the building in Phase 2 would be taller as this might address the lighting issue and P. McGuire said it would be higher, but would not change the east-west view for lighting. Discussion ensued regarding the whether the grade of the area, height of the courts, etc. would make a difference for lighting.

R. Stewart moved and K. O'Toole seconded to close the hearing at 8:00 p.m. Motion carried 7-0.

K. O'Toole moved and R. Stewart seconded to approve the Dorset Field Club application as presented for Phase 1 and Phase 2 with the condition of the Dorset Field Club obtaining their Act 250 and ANR Waste Water permits and also excluding, as set forth on Drawing S-1.1 dated 06-06-15, the paddle tennis court marked as "future court." Motion carried 7-0.

R. Stewart moved and M. Connors seconded to adjourn the meeting at 8:05 p.m. Motion carried 7-0.

Respectfully submitted,

Nancy Aversano, Secretary