

# DORSET ZONING BOARD OF ADJUSTMENT

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Date: August 31, 2015  
Hearing: #15-05  
Applicant: Lilly Albertsson & Dorset Hill Properties, LLC  
Location: 161 Dorset Hill Road, East Dorset  
Request: Variance – Boundary Line Adjustment – ZBL Section 4.2.4.1

Board Members Present: J. LaVecchia (Chairman), D. Wilson (Vice Chairman), B. Bridges, M. Connors, S. Jones  
Board Members Absent: R. Stewart T. Rawls  
Also, Present: Tyler Yandow (ZA), Stig Albertsson, Kevin O’Toole (for Albertsson), Paul Greineder (for Albertsson), Jane M. Bridges,

The hearing was called to order at 8:00 p.m. J. LaVecchia, Chairman, stated the application is a continuance of the August 10, 2015 meeting for a variance under 4.2.4.1 of the Zoning By-Laws for a boundary line adjustment in the A & RR district. At the last meeting, the Board took testimony and had a Deliberative Session with no decision made, but a request to the applicant to renegotiate the boundary line adjustment so that it would conform to the Zoning Bylaws and a variance would not have to be issued.

K. O’Toole (representing L. Albertsson) stated that in the previous meeting, S. Albertsson requested a variance based on not meeting the requirement of having 120,000 SF of developable land. The definition of developable land was brought into question and if they were to conform it would create an oddly shaped lot which the Albertsson’s hoped they would not be forced to do. The applicant also had another configuration to present which did conform to the Zoning Bylaws without the need for a variance or ZBA approval. The applicant hoped that the Board members would reconsider approval of the original design as they believe there is a fault in the system of having criteria for developable acres. D. Wilson asked if the second lot configuration that conforms would create a financial hardship with regard to the purchase of the land and K. O’Toole responded no, the purchaser agreed to either configuration for the same price. M. Connors asked if the right-of-way would still be in place with both configurations and K. O’Toole responded yes, it would be the same as before as this is more an argument about developable acres and what is the reason for having criteria for it. S. Jones commented that the issue is that approval of a variance might set a precedent with what happens at a later date.

S. Jones moved and D. Wilson seconded to close the hearing at 8:15 p.m. Motion carried 5-0.

B. Bridges moved and D. Wilson seconded to deny the request for a variance for a boundary line adjustment in the A & RR district by L. Albertsson as it did not meet the criteria listed under ZBL Section 12.9 ~ Appeals – Variances. Motion carried 5-0.

Respectfully submitted,

Nancy Aversano, Secretary

Town of Dorset ~ Zoning Board of Adjustment

Date 8 / 31 / 15

Regular Meeting     

Special Meeting X

(Please Print)

Name	Address	Representing	Testifying (Yes or No)
Paul Greineder	3155 VT Rt 30 Dorset VT	Albertsson	No
Stig Albertsson	161 Dorset Hill Rd, Dorset	Albertsson	Yes
Kevin O'Toole	P.O. Box 766 Dorset VT 05251	Albertsson	Yes
Jane Bridges	Danby Mtn. Road	no one	no