

# DORSET ZONING BOARD OF ADJUSTMENT

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Date: May 20, 2019  
Hearing: #19-02  
Applicant: Cephas Kent LLC (HN Williams)  
Location: 2732 Route 30, Dorset, VT  
Request: Expansion of Pre-Existing, Non-Conforming Use: Relocate ATM to Outside Building. Amendment to Permit 024-2018BU. Zoning District: A & RR.  
Applicable Bylaws: §3.5 & §10.1.2

Board Members Present: J. LaVecchia (Chairman), D. Wilson (Vice Chairman), T. Rawls, K. O’Toole, E. Tannenhaus, (M. Merwin ~ Recused)  
Board Members Absent: B. Bridges, S. Jones, R. Stewart  
Also, Present: Tyler Yandow (ZA), Elisabeth M. Johnson, Allan Sullivan (K. Manly), Billy Brownlee (HN Williams), Patrick McGuire (DFC)

J. LaVecchia, Chairman, opened the hearing for Cephas Kent LLC at 7:10 p.m. M. Merwin noted that she was recusing herself as she is an employee of H N Williams.

B. Brownlee explained that they would like to add an outside ATM kiosk similar to what is depicted in the picture included in the ZBA packet. The *Summary of Changes to Accommodate Proposed ATM Kiosk* drawing dated April 2, 2019 was explained with regard to the location of the ATM and the shaded areas show the changes from the original plan. Act 250 is not requiring further review as they consider the changes as non-material changes. Twenty-three new round trips per day have been estimated. B. Brownlee pointed out the relocation of one parking space on the site plan in answer to J. LaVecchia’s question.

K. O’Toole stated that this building is in the A & RR District and is a pre-existing, non-conforming building to be considered under ZBL §10.1.1(1) *No non-conforming use may be changed except to a conforming use or with the approval of the Zoning Board of Adjustment, to another non-conforming use not more objectionable in character.* It was also noted that this is an accessory use to the existing business and there is already an inside ATM machine. T. Rawls asked what color the kiosk would be and B. Brownlee responded it would be a tan color similar to the picture given in the packet. K. O’Toole noted that VTrans has said that the ATM will not alter the traffic flow significantly.

The Public Hearing was closed at 7:25 p.m.

The ZBA Board members reviewed the applicable Zoning Bylaws. K. O'Toole moved and E. Tannenhaus seconded to approve the Cephas Kent LLC application as presented to permit the installation of an outside ATM kiosk in the rear of H N Williams store (2732 Route 30, Dorset, VT) as set forth in the application as an amendment to Permit 024-2018BU. The Board found that the proposal was not more objectionable than what was in the permitted application. Motion carried 5-0.

Respectfully submitted,  
Nancy Aversano, Secretary

**Town of Dorset ~ Zoning Board**

Date 5 / 20 / 19

Regular Meeting   
Special Meeting

**(Please Print)**

Name	Address	Representing	Testifying (Yes or No)
ELISABETH M. JOHNSON	2779 ROUTE 30, DORSET	H.N. Williams	No
Allan SULLIVAN	932 McNamara	K. Marly	No
Billy Browne	Manchester	HN Williams	Yes
PATRICK MCGUIRE	93 PEACE STREET, DORSET	DORSET FIELD CLUB	NO