

DORSET ZONING BOARD OF ADJUSTMENT

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

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

Date: May 21, 2017
Hearing: #18-03
Applicant: Danielle Epstein
Location: 1847 Dorset West Road, Dorset, VT
Request: Conditional Use Review for Proposed Storage Room ~ ZBL 3.5
(Conditional Uses in the A &RR District)

Present: J. LaVecchia (Chairman), B. Bridges, T. Rawls, K. O'Toole, R. Stewart, E. Tanenhaus
Absent: D. Wilson (Vice Chairman), S. Jones
Also, Present: Tyler Yandow (ZA), Jane M. Bridges, Danielle Epstein, Paul Vanderwieden, Bob Reynolds, Robert S. Menson, Joan Menson, Elizabeth Johnson, Kathleen Kelz, William Brownlee

J. LaVecchia, Chairman, stating the application is for a Conditional Use Review in the A & RR District to be considered under Section 3.5 of the Zoning By-Laws for a proposed storage room addition, called the hearing to order at 7:04 p.m.

P. Vanderwieden explained that the proposal was to enclose the back patio area to create a storage room replacing the need to use a basement storage area. It was noted that the basement storage area is difficult to access from the kitchen and the proposed addition would make it easier for the staff. K. O'Toole asked if they would be expanding the footprint of the building and P. Vanderwieden responded no. The approximate size will be 25.5 foot long by 10 foot wide. The addition conforms to setback requirements and there would be no extra noise.

K. Kelz expressed concerned that the Marble West Inn would have increased events such as parties and weddings which might create more noise which would be objectionable. T. Yandow said that weddings are an accessory use to the permitted use and are allowed. There is nothing in the ZBL which stipulates the frequency of events. J. LaVecchia said that the change being made was not suggestive of an increase in capacity, but a matter of

convenience for the staff. D. Epstein stated that they have been operating the inn for four years and have not disturbed the peace.

The Public Hearing was closed at 7:15 p.m. by consensus of the Board.

J. LaVecchia reviewed ZBL Section 3.5 ~ Conditional Uses and it was the consensus of the Board that the proposed addition conformed to the criteria.

B. Bridges moved and K. O'Toole seconded to approve the conditional use for the proposed storage room addition as submitted on the Zoning Permit Application for the Marble West Inn/Danielle Epstein dated 3/27/2018. Motion carried 5-0.

This conditional use permit is subject to a thirty (30) day appeal period.

Respectfully submitted,

Nancy Aversano, Secretary

Town of Dorset ~ Zoning Board

Date 5/21/18

Regular Meeting
Special Meeting

(Please Print)

Name	Address	Representing	Testifying (Yes or No)
Danielle Epstein	25 W. 11th St Albany	Marble West Inn	Yes
Paul Van Der Velden	1841 Dorset West Rd	The Marble West Inn	Y
Jane M. Bridges	48 Dorset West Rd	myself	No
Bob Reynolds	441 Carrolls Grove Rd Troy NY 12180	self	No
ROBERT S. MENSON	1131 ROUTE 30 - DORSET	SELF	No
JOAN MENSON	"	"	"
Elizabeth Johnson	2775 RT 30 - Dorset	Billy Brownlee	No
Katherine Keel	1687 Dorset West Rd	self	maybe
William Brownlee	27.2 Old Farm Meadow	HN Williams	Yes