

DORSET ZONING BOARD OF ADJUSTMENT

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Date: June 18, 2018
Hearing: #18-04
Applicant: Dorset Fire District #1
Location: 194 Cheney Street, Dorset
Request: Variance for a Driveway Setback ~ Village Residential ~ ZBL
4.3.4(4) ~ Dimensional Requirements

Board Members Present: J. LaVecchia (Chairman), D. Wilson (Vice
Chairman), B. Bridges, S. Jones, K. O'Toole, R.
Stewart, M. Merwin, E. Tanenhaus
Board Members Absent: T. Rawls
Also, Present: Tyler Yandow (ZA), Jane M. Bridges

J. LaVecchia, Chairman, opened the meeting at 7:05 p.m. stating that the application of the Dorset Fire District #1 is for a variance under §4.3.4(4) of the Zoning By-Laws for a variance for a driveway setback (10 feet from any lot line) in a VR district. The members welcomed Martha Merwin as a new member to the Board.

R. Gaiotti, representing the Dorset Fire District #1 (DFD #1) explained that they were requesting a side yard setback for a driveway access for the new water source (well) and pump house. Easement agreements are already in place with the property owners and the access is on the northern boundary of the Cheney, Cooper, Chapman lot within 10 feet of the property line. A well has already been installed on the property and the pump house has received PC approval. There is currently no roadway, but the area is flat. R. Gaiotti reviewed the submitted drawings and exhibits noting:

- the well and access is not on DFD #1 land;
- size and shape of lot
- driveway & access points
- no new curb cut is needed

Exhibits 3-9 show the existing conditions of the site and Exhibit 6 is looking south from the Dorset Playhouse showing long sight distances for the driveway. Exhibit 10 describes the lighting to be used.

In response to a question of why the DFD #1 could not use their land for the well, K. O'Toole read parts of the deed for the DFD #1 property which was originally given to them by the Dorset Sportsman Club with conveyances by the Nature Conservancy. The deed restrictions by the Conservancy do not allow for any development of the land such as wells or driveways. K. O'Toole also mentioned that this application touches on ZBL §3.7.1 ~ State or community (municipality) owned and operated institutions and facilities. Discussion included the length of the driveway and variance needed (approximately 200 feet), allowance of additional users on the water system, depth, testing & monitoring of well, and water pumping on demand for water supply to reservoir.

K. O'Toole read criteria §12.9.2 and based upon Dorset Zoning ByLaw §12.9 ~ Appeal; variance, it was the consensus of the Board members that the application satisfied all the criteria.

K. O'Toole moved and R. Stewart seconded to approve the May 22, 2018 permit application of Dorset Fire District #1 as submitted for a side yard setback variance as it meets all the necessary criteria of §12.9.2. Motion carried 8-0.

This variance will be valid for one year from date of issuance and subject to a thirty (30) day appeal period.

Respectfully submitted,

Nancy Aversano, Secretary

Town of Dorset ~ Zoning Board

Date 6/18/18

Regular Meeting
 Special Meeting

(Please Print) Name	MAILING Address	Representing	Testifying (Yes or No)
Jane M. Bridges	P.O. Box 763, Dorset, VT	_____	No