

DORSET ZONING BOARD OF ADJUSTMENT

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Date: September 17, 2018
Hearing: #18-07
Applicant: David & Marilyn Brockway
Location: 139 Dorset West Road, Dorset
Request: Conditional Use Review for Proposed Accessory Dwelling Unit ~
ZBL §3.5, §3.79, §3.8 & Appendix A

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

J. LaVecchia, Chairman, stated the application is for a conditional use review for a proposed accessory dwelling unit located at 139 Dorset West Road, Dorset. The proposed application will be considered under Zoning By-Laws §3.5, §3.79, §3.8 & Appendix A. The hearing was called to order at 7:05 p.m. R. Gourd, Architect, is representing the Brockway's, but is not in attendance.

T. Yandow reviewed the ZBL's with the Board members and noted that his only question about the proposed application was if it met the definition of an accessory dwelling (Appendix A). R. Gourd submitted a note saying that the proposal is less than thirty (30) percent of the main house.

The Board members asked questions about:

- notification of abutters,
- if abutter objections were received,
- consistency with State Statute §4412
- slopes & grading
- Water & Waste Water permit ~ still pending approval from State
- Planning Commission ~ Site Development Plan review was approved on September 11, 2018.

ZBL §3.5 (Conditional Uses) was reviewed and it was the consensus of the ZBA Board that all criteria was met.

K. O'Toole moved and B. Bridges seconded to close the hearing at 7:25 p.m.
Motion carried 8-0.

K. O'Toole moved and D. Wilson seconded to approve the Brockway application as presented for a conditional use permit as the ZBA Board finds no adverse effect per the criteria set forth in ZBL §3.5 and the permit shall be contingent upon the issuance of a State of Vermont Environmental Board WWW permit.
Motion carried 8-0.

Respectfully submitted,

Nancy Aversano