

**Zoning Office**

Ph: (802) 362-4571 x 5  
Fax: (802) 362-5156  
[dorsetza@gmail.com](mailto:dorsetza@gmail.com)  
Hours: Tues. Wed. Thurs. :  
11am-4pm



**Town Offices**

112 Mad Tom Rd  
PO Box 715  
East Dorset, VT 05253

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## DORSET ZONING BOARD OF ADJUSTMENT

### Meeting Minutes of October 16, 2023

Board Members Present: Kevin O’Toole (chair), Ed Tanenhaus (vice-chair), Martha Merwin, Dave Wilson, Chad Smith, Bruce Ketcham  
Board Members Absent: Ruth Stewart  
Also Present: Tyler Yandow (ZA), Michael Flett (applicant)

This meeting was held in person at the Dorset Town office and virtually via *Zoom*. K. O’Toole opened the meeting at 7:01pm. The chair asked if any board members had a conflict of interest. None were noted.

**Public Hearing – Composting facility, 4343 Route 30.** M. Flett, representing Dorset Farm, LLC, gave a brief overview of the application. He noted the following:

- Food scraps will be picked up from residents and restaurants.
- Food scraps will be mixed with wood chips and grass to create compost.
- 60% of the compost generated will be used on the farm. The remainder will be sold to the public in bulk and delivered by truck.
- He noted the possibility the farm may provide a food scrap pick up service similar to the trash service provided by Casella, sometime in the future.

K. O’Toole noted the board members reviewed the draft minutes of the Planning Commission meeting of October 3, 2023 and that the site plan was approved by a vote of 7 – 0.

E. Tanenhaus expressed concern a pick-up service could attract bears because containers would be placed on the street the night before for pick up the next day. K. O’Toole noted this service is not part of the application and the purpose of the hearing was to determine if the applicant met the requirements of the bylaw for a zoning permit.

D. Wilson expressed concern regarding the amount of traffic generated by the facility and noted Long Trail School generates a significant amount of traffic by school buses, faculty coming and going, and sporting events. M. Flett responded the amount of traffic generated by the facility would be minute compared with that generated by the school and estimated it would produce about 50 trips per month. D. Wilson also asked if an Act 250 permit is needed from the state. M. Flett replied this is unknown at this point but the District Coordinator is expected to contact him soon regarding whether this is needed or not.

B. Ketchum asked if composting would produce any unwanted odors. M. Flett replied that when done correctly, no odors are generated.

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M. Merwin reviewed the applicable criteria from figure 4-02 of the bylaw for conditional use applications. The following sub-paragraphs apply to conditional use review. The board's evaluation of each is noted below.

9. – The proposed development conforms to standards for the use in the Rural Mixed Use district.
10. – The proposed development will not create an undue effect on municipal services.
11. – The proposed development will not have an undue effect on the character of the area as defined in §5003.C.
12. – Traffic generated by the development will not be significant.
13. – The proposed development will not have adverse effects on natural resources and the environment. K. O'Toole noted the project will likely reduce adverse effects on the environment. M. Flett agreed with this assessment.
14. – M. Flett noted the tractor runs on diesel and the truck on gasoline. Nevertheless, it was the consensus of the board the project would not require excessive energy use.
15. – The project will not result in an undue adverse impact on the ability of adjacent landowners to utilize renewable energy resources.

A motion to approve the application as submitted was made by M. Merwin and seconded by E. Tanenhaus. The motion carried 6 – 0.

**Adjournment** - A motion to adjourn the meeting was made by M. Merwin and seconded by E. Tanenhaus. Motion passed 6 – 0.

There is an audio and video recording of this meeting at the Dorset Town office.

Respectfully submitted,  
Tyler Yandow AIA  
Zoning Administrator