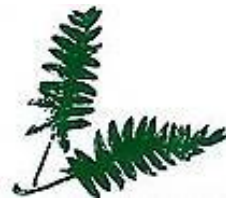


# Town of Dorset, Vermont



Dorset Town Offices:  
PO Box 715  
112 Mad Tom Road  
East Dorset, VT 05253

Dorset Town Manager's Office:  
Phone: 802-362-4571 x 3  
Fax: 802-362-5156  
Email: [townmanager@gmail.com](mailto:townmanager@gmail.com)  
Website: [www.dorsetvt.org](http://www.dorsetvt.org)

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## Regular Meeting of the Dorset Zoning Board of Adjustment March 15, 2021 (Via Zoom Call)

Present: John LaVecchia, Kevin O'Toole, Tuck Rawls, Ed Tanenhaus,  
David Wilson, Martha Merwin, Patrick McGuire, Ruth Stewart

Absent:

Also, present: Tyler Yandow, Rob Gaiotti, Paul Colleary, Ashley Colleary, Jeff  
Goldstone

John LaVecchia, Chairperson, called the meeting to order at 7:08 p.m.

### **Marbledge Property: Alteration to a building with non-conforming use (Motel):**

Paul Colleary thanked the Board for meeting and presented information about the project. He noted that the main building of the marbledge lodge which housed 10 guest rooms and a 3-bedroom residence burned in May of 2018. The Colleary family has spent much time visiting the Dorset area and is excited about making upgrades to the property, while keeping the same use and charm in place. Ashley Colleary and Jeff Goldstone presented visuals with regard to the project. Paul noted that they have already made improvements to the cabins on the property by upgrading heating systems and adding fresh paint. The proposed project includes the construction of a two-unit townhouse style building with two (2) 3-bedroom units. In addition, a small café/coffee shop would also be built north of the townhouse building. Paul noted that the buildings will be built within the footprint of the old lodge. They were hoping to use the existing footings for the townhouse and there would be green space between the buildings and north of the café/coffee shop.

Kevin O'Toole inquired about status of any of the buildings as condominiums. Paul stated that there are no plans for such a project, the property would remain owned by the family and space rented. Tyler Yandow noted that there was an error with one piece of information in the meeting packet. The information was from a previous perspective buyer and should be disregarded. Ruth Stewart noted that she thought the project was very nice and would be an asset for East Dorset. Kevin noted that the Colleary's may want to check on any required water/wastewater permits depending upon changes to the intensity of use. Paul

noted that by his count there would be an overall decrease in the bedroom count for water/wastewater, but he would look into as needed. Martha Merwin noted that she thought the building looked great and thanked the Colleary's for the project.

John LaVecchia inquired with Tyler about the status of any site plan review. Tyler explained that under the bylaw, this project was considered an alteration to a building involved in a non-conforming use (10.1.2). Due to this the Zoning Board reviews the application, and because the alterations are smaller and the use less intense, Planning Commission site plan review is not required. Kevin noted that he agreed with that assessment.

Ruth asked about parking locations, and Paul stated that parking would be structured like it was previously and the parking spaces available met the requirements of the bylaw. Discussion ensued about the aesthetic of the buildings, with positive feedback from board members.

K. O'Toole moved and Martha Merwin seconded, to approve the application, noting that it conformed to the 3 year rebuild requirement, and that it met the provisions for Zoning Board approval, motion passed 8-0.

Martha Merwin moved and Tuck Rawls seconded to adjourn the meeting at 7:51pm.

Respectfully submitted,

Rob Gaiotti, Town Manager