

Zoning Board of Adjustment

June 1, 2016

APPROVED MINUTES

Present: Steve Lagasse, Frank Gado, Alice Maleski, Tom Franklin, Dennis Brown, Selectboard Liaison and Jo-Ann Ells, Zoning Administrator

Absent: Chris Lowe

Public Hearing

After Steve Lagasse opened the Public Hearing, he explained the hearing process and the Interested Party Rule and then administered the oath.

1. Application #02-16 by Wayne Punt (owner) and Vermont Illustrating, LLC (applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a Light Manufacturing Facility, lot 08-0150-000, Stagecoach Road, Quechee, in the QII Zoning District. (Continued from May 4, 2016)

Steve Lagasse noted that the applicant had requested a continuance to the Board's next hearing.

Steve Lagasse moved to continue the application to July 6, 2016. Alice Maleski seconded and the motion carried.

2. Application #07-16 by Spencer Brouillette (owner/applicant) for Conditional Use Approval under sections 260-16, and 260-26 of the Hartford Zoning Regulations for the construction of a driveway, lot 13-0040-001, Bliss Road, Quechee, in RL-1, FC and Rural Lands Overlay zoning districts.

Spencer Brouillette and Tim Schaal were present.

Tim Schaal reviewed the history of the lot and proposed project.

There was a brief discussion about the applicant's following statement in Finding of Fact #9 "This includes a nominal 6" cut in areas where the driveway will be above existing grade, to allow for removal of topsoil, roots and other undesirable material within the driveway cross section."

Steve Lagasse asked for confirmation that no material was being moved off site; material would be added to the site or moved on site. Tim Schaal confirmed this was correct.

It was noted that the project would require between 30 and 40 truck trips.

There was no public comment.

Alice Maleski moved to close the Public Hearing. Tom Franklin seconded, and the hearing was closed.

Alice Maleski moved to approve the application as presented. Tom Franklin seconded and the motion passed unanimously.

3. Application #08-16 by The Town of Hartford (owner) and The Sports Venue Foundation/Upper Valley Aquatic Center (applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for an addition to an existing Recreational Facility, lot 14-0039-000, 100 Arboretum Lane, White River Junction, in an HC Zoning District.

Rich Synnott, Shannon Harrington and Chris Huston were present.

Chris Huston gave a detailed overview of the project.

Tom Franklin asked if the handicapped parking spaces shown on the plan were new. Chris Huston clarified that they were existing spaces proposed to be restriped.

Steve Lagasse questioned the status of the Certificate of Occupancy (CO) for prior permits. Jo-Ann Ells stated that the applicant has submitted the required documentation and that she would issue the CO soon.

Steve Lagasse asked if the physical therapy services (PT) would be provided by a new tenant. Rich Synnott stated that this was correct and added that having a health center and PT in the same building is common and a good match.

There was a discussion regarding the internal layout of the building.

There was no public comment.

Steve Lagasse moved to close the Public Hearing. Alice Maleski seconded, and the hearing was closed.

Alice Maleski moved to approve the application as presented. Steve Lagasse seconded and the motion passed unanimously.

Administrative Matters

1. Minutes

Frank Gado moved to approve the minutes of May 4, 2016. Alice Maleski seconded and the motion passed.

2. Projects that received administrative approval:

No administrative permits were issued.

3. Availability for the next Public Hearing

Tom Franklin stated that he was not available for the July 6th hearing.

4. Public comment.

Alice Maleski prompted a discussion about handicapped parking. Jo-Ann Ells stated that she would provide information regarding the Board's authority to require handicapped parking at the next hearing.

Adjournment

At 7:25 p.m. Frank Gado moved to adjourn. Tom Franklin seconded, and the motion passed unanimously.

Respectively Submitted,

Frank Gado, Clerk