

Zoning Board of Adjustment

July 6, 2016

APPROVED MINUTES

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

Absent: None

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 August 10, 2016. Alice Maleski seconded and the motion carried.

2. Application #09-16 by Nott Investment Company, LLC (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a Contractor's Shop and Yard, lot 08-0021-000, 2591 Route 14, West Hartford, in I-C and RL-10 Zoning Districts.

Raymond Nott and Chris Holzwarth were present.

Chris Holzwarth gave an overview of the site plan including use, demolition, new buildings, access, stormwater, circulation, and lighting.

Frank Gado asked if there was a plan to monitor the salt shed to make sure salt is kept in the shed. Chris Holzwarth stated that Best Management Practices in the Stormwater Plan include monitoring the salt shed to make sure salt is kept in the shed.

There was a brief discussion regarding the normal hours of operation and operation during emergencies and winter months.

There was no public comment.

Chris Lowe moved to close the Public Hearing. Steve Lagasse seconded and the Public Hearing was closed.

Jo-Ann Ells noted that the draft findings should be amended to reflect the hours of operation as discussed. Frank Gado suggested “may” be changed to “must” in Finding #24.

Chris Lowe moved to approve the application with the changes to the Findings of Fact as noted. Frank Gado seconded and the motion passed unanimously.

Administrative Matters

1. Minutes

Steve Lagasse moved to approve the minutes of June 1, 2016 as drafted. Tom Franklin seconded and the motion passed unanimously.

2. Administrative approval

Jo-Ann Ells stated that there were no administrative permits issued since the Board’s last Public Hearing.

3. Rules of Procedure

Jo-Ann Ells confirmed that board members may listen to the recording of a hearing that has been continued and participate in the review. In addition, she confirmed that board members who have recused themselves from participating in the review of an application may participate as a member of the public.

4. Availability for the next Public Hearing

All board members anticipated being available for the August 10th hearing.

5. Public comment

None

Adjournment

At 6:50 p.m. Chris Lowe moved to adjourn. Tom Franklin seconded, and the motion passed unanimously.

Respectively Submitted,

Frank Gado, Clerk