

## **Zoning Board of Adjustment**

**October 19, 2016**

### **APPROVED MINUTES**

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

Absent: Steve Lagasse

#### **Public Hearing**

Chris Lowe opened the Public Hearing, explained the hearing process and the Interested Party Rule and then administered the oath.

1. Application #13-16 by David Lebrun and Joanne Ambrose (owners/applicants) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for an accessory structure, lot 31-0074-000, 43 Elk Street, Hartford Village, in a VR-1 Zoning District.

David LeBrun was present.

Jo-Ann Ells reviewed the draft Findings of Fact.

David LeBrun noted that he will re-use an existing concrete pad for the new shed.

There were no questions from the Board or the public.

Chris Lowe moved to close the Public Hearing. Alice Maleski seconded and the Public Hearing was closed.

Alice Maleski moved to approve the application. Frank Gado seconded and the motion passed unanimously.

2. Application #14-16 by Richard and Cori Packer (owners) and Jamey Ennis (applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a pool, lot 11-1025-000, 329 Fairbanks Turn, Quechee, in the Quechee Lakes Planned Development.

Cori Packer and Jamey Ennis were present.

Jo-Ann Ells reviewed the draft Findings of Fact.

Frank Gado pointed out a typographical error in Findings of Fact #14.

It was noted that moving the location of the pool to the south to meet the setback would result in the cutting of 25-35 trees and extensive earth work given steep slopes.

There were no questions from the Board or the public.

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

Chris Lowe moved to approve the application with one correction. Tom Franklin seconded and the motion passed unanimously.

### **Administrative Matters**

#### 1. Minutes

Chris Lowe moved to approve the minutes of September 7, 2016. Alice Maleski seconded and the motion passed unanimously.

#### 2. Projects that received administrative approval:

Jo-Ann Ells stated that one permit had been issued administratively for a Contractor's Yard on Route 4 (formerly "The Glass Store").

#### 3. Availability for the next Public Hearing (November 16)

Tom Franklin told the Board he was not available for the November hearing.

#### 4. Public comment

None

### **Adjournment**

At 6:55 p.m. Chris Lowe moved to adjourn. Alice Maleski seconded, and the motion passed unanimously.

Respectively Submitted,

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Frank Gado, Clerk