

Zoning Board of Adjustment

March 29, 2017

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 #01-17 by AMR Real Estate Holdings, LLC (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a Motor Vehicle Sales and Repair Facility, proposed lot 14-0025-002, corner of Sykes Mountain Avenue and Bowling Lane, White River Junction, in an IC-2 Zoning District.

Skip Nalette and Nate Sterns were present to represent the application.

Jo-Ann Ells reviewed the draft Findings of Fact and suggested several minor corrections/changes. She distributed an amended memorandum regarding traffic.

Skip Nalette gave an overview of the project.

Frank Gado asked that the applicant consider installing some solar panels in the parking areas above the parked vehicles. Nate Sterns responded that while he agreed it was a good concept, it was cost prohibitive.

Tom Franklin asked if the "AJ's" site would be raised. Skip Nalette stated that it would be raised about three feet.

Chris Lowe asked about open space. Skip Nalette stated that it was indicated on sheet #4 as the "white areas." There was a brief discussion about the amount of green space that would be between the site and the pavement on Sykes Mountain Avenue.

Chris Lowe asked if the Department of Public Works had reviewed the proposed access on Sykes Mountain Avenue. Jo-Ann Ells stated that they had reviewed it. Nate Sterns added that a potential developer to the east had requested that the applicant consider a shared access. He noted that the applicant might be back for an amendment to this access if a shared access could be arranged.

Frank Gado stated that there is currently a problem with large trucks turning on to Sykes Mountain Avenue from Route 5. Leo Pullar, Hartford Town Manager, explained that the town is

doing improvement in this area that will create a divided road and roundabouts from the intersection of Route 5 and Sykes Mountain Avenue to Ralph Lehman Drive.

Frank Gado asked that three corrections be made in Skip Nalette's February 27, 2017 letter.

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

Jo-Ann Ells reviewed changes to the Findings of Fact.

Frank Gado moved to approve the application with the noted changes to the Findings of Fact. Alice Maleski seconded, and the motion passed unanimously.

2. Application #02-17 by Mark and Lee Ann Bergeron (owners/applicants) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for amendments to a Contractor's Yard and Shop, and approval of Manufacturing (processing logs into firewood), lots 08-0080-000 and 08-0081-000, 1798 and 1862 Route 14, Hartford, in an IC Zoning District.

Mark Bergeron and Chris Holzwarth were present.

Chris Holzwarth gave an overview of the project. He noted that the changes to the access points were at the request of the Vermont Agency of Transportation.

Chris Holzwarth noted that the applicants have a grant from the State of Vermont for the kiln.

Chris Holzwarth mentioned that the nature of the yard is that of a working yard.

Chris Holzwarth stated that the applicants have agreed to extend their fence as suggested by staff.

Chris Holzwarth reviewed the proposed improvements to the treatment of stormwater.

Chris Holzwarth reviewed the proposed use of lot 08-0081-000.

Chris Holzwarth stated that the applicants need the proposed parking spaces in front of the buildings and explained that there is not room to move them behind the buildings due to the large front setback requirement and necessary stormwater improvements.

There was a lengthy discussion regarding how the kiln operates and the processing of logs into firewood in general.

Chris Holzwarth reviewed the proposed lighting.

There was no public comment.

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

Frank Gado moved to approve the application with one change. Tom Franklin seconded, and the motion passed unanimously.

Administrative Matters

1. Minutes

Alice moved to approve the minutes of December 14, 2016. Frank Gado seconded, and the motion passed unanimously.

2. Elect officers

Chris Lowe moved to reappoint the current officers. Alice Maleski seconded, and the motion passed unanimously.

3. Projects that received administrative approval:

Jo-Ann Ells noted that motor vehicle service was added as a use at Gateway Hyundai on Sykes Mountain Avenue.

4. Availability for the next Public Hearing (May 10th)

5. Public comment

None

Adjournment

At 7:35 p.m. Alice Maleski moved to adjourn. Frank Gado seconded, and the motion passed unanimously.

Respectively Submitted,

Frank Gado, Clerk