

DRAFT MINUTES
Zoning Board of Adjustment
February 5, 2020

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

Absent: None

Public Hearing

Steve Lagasse opened the Public Hearing, explained the interested party rule and administered the oath.

1. Application #01-20 by Kevin Cullen (owner/applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a front porch, lot 12-0034-001, 205 River Street, Quechee, in an R-3 zoning district.

Kevin and Martha Cullen were present.

Jo-Ann Ells reviewed the draft Findings of Fact.

There was a brief discussion about the proximity of the property line to the traveled way. It was noted that the house sits back quite a distance from the traveled way.

Tom Franklin commented that the project fits in with the development of the neighborhood.

Steve Lagasse noted that this is the type of application that the setback waiver was developed to accommodate.

There was no public comment.

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

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

2. Application #02-20 by Execusuite, LLC (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations and compliance with Hartford's Flood Hazard Area Regulations to flood proof the building located at 87 Maple Street, lot 46-0008-000, White River Junction, in a CB zoning district.

Jo-Ann Ells explained that the property is in the flood plain and the application is being reviewed by the State Floodplain Manager. She noted that comments from the State have not been

received and suggested that the application be continued in order for the applicant's engineer to respond to any questions/comments.

It was agreed that the Board would meet at 6:30PM on Wednesday, February 12, 2020.

Steve Lagasse moved to continue the Hearing to 6:30PM, Wednesday, February 12, 2020. Alice Maleski seconded the motion and the motion passed unanimously.

Administrative Matters

1. Minutes

Steve Lagasse moved to approve the minutes of December 4, 2019. Scott Snyder seconded and the motion passed 3-0-2 with Alice Maleski and Tom Franklin abstaining.

2. Projects that received administrative approval

It was noted that approval was granted to increase the number of the employees and extend the hours at the former Hyundai dealership.

3. Availability for the next Public Hearing (March 11th)

All Board members anticipated being available for the Hearing in March.

4. Public comment

None

Adjournment

At 6:48 p.m. Alice Maleski moved to adjourn. Steve Lagasse seconded, and the motion passed unanimously.

Respectively Submitted,

Alice Maleski, Clerk