

**DRAFT  
MINUTES  
Zoning Board of Adjustment  
April 7, 2021**

**THIS MEETING WAS CONDUCTED IN COMPLIANCE WITH  
THE VERMONT OPEN MEETING LAW  
WITH ELECTRONIC PARTICIPATION**

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

Absent: None

**Public Hearing**

Steve Lagasse read a script as required to hold a remote Public Hearing.

Steve Lagasse opened the Public Hearing, took a roll call, explained the interested party rule, and administered the oath.

1. Application #02-21 by Quechee Gorge Friendship Inn, Inc. (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for the conversion of 16 motel efficiencies into multi-family dwellings, proposed lot 13-0033-002, Woodstock Road, Quechee, in an approved Planned Development.

Roger Shepard and Brad Ruderman were present.

Jo-Ann Ells reviewed the draft Findings of Fact.

There was a discussion about the minimum length of stay in the units. Jo-Ann noted that this might be regulated by the State it is not by the town. She noted that a dwelling unit is independent living quarters with sleeping, cooking, and sanitary facilities and that additional dwelling units were needed in town. She added that they could be rented or owned by multiple people as condominiums.

Tom asked if the applicant had received their approval from VTrans. Brad explained that it had been applied for, but not issued.

Scott commented that it should not be difficult to find tenants given the housing shortage.

Chris noted that he was happy to see that these would provide long term housing.

There was no public comment.

Steve moved to close the Public Hearing. Scott seconded and the Public Hearing was closed.

Tom moved to approve the application as prosed. Scott seconded and the motion passed unanimously.

### **Administrative Matters**

#### 1. Minutes

Steve moved to approve the minutes of March 3, 2021 as drafted. Alice seconded and the motion passed unanimously.

#### 2. Elect Officers

Steve moved to keep the existing officer (Steve, Chair, Chris, Vice Chair and Alice, Clerk). Chris seconded and the motion passed unanimously.

#### 3. Projects that received administrative approval

Jo-Ann reviewed an administrative permit for a wool mill at 101 Maple Street.

#### 4. Availability for the next Public Hearing (May 5, 2021)

Jo-Ann noted that one of Steve's neighbors was an applicant so he would not be participating in the review as a Board member and therefore requested other members let her know if they were not available for the Hearing.

#### 5. Public comment

None

### **Adjournment**

At 7:05 p.m. Alice moved to adjourn. Tom seconded, and the motion passed unanimously.

Respectively Submitted,

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Alice Maleski, Clerk