

**DRAFT
MINUTES
Zoning Board of Adjustment
January 5, 2022**

Present: Steve Lagasse (remote), Chris Lowe, Tom Franklin, Stephane Gile, Dennis Brown Selectboard Liaison, and Jo-Ann Ells, Zoning Administrator

Absent: Alice Maleski

Public Hearing

Chris opened the Hearing, read the Act 92 hybrid meeting script, took a roll call, explained the Hearing process, and administered the oath.

1. Application #11-21 by Northern Stage Company (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for approval of an outdoor theater, 76 Gates Street, lot 45-0182-000, White River Junction, in the CB zoning district.

Irene Greene, Eric Bunge, and Michael Ganion from Northern Stage were present.

Jo-Ann noted that an administrative permit was issued in 2020 to allow an outdoor theater for one season and that the applicant was seeking a permanent permit.

Irene stated that Northern Stage had done somewhat of a test run of the outdoor theater due to COVID and wanted the option to have shows outside every season. She added that interest in additional shows will give Northern Stage some feedback on opening a second theater in the future.

Irene noted that several improvements to the prior season are proposed including paved walkways and aisles, mitigating off site sound by adding a baffling system and tailoring the speakers and sound array, and communication with neighbors. She added that the theater does not want to create a nuisance.

Irene stated that future plans could include a retractable shade/screen and connecting the upper and lower seating areas.

Chris asked about measuring noise. Irene stated that measurements will be taken during rehearsals so that they can be sure they are not exceeding the limit at any given time.

Eric added that at the final tech. rehearsal noise will be measured at the property line to make sure the decibel level is not over 70 at any time during the show.

Tom asked if the safety rails had been approved by the Fire Marshall. Irene confirmed that they had.

There was a brief discussion regarding emergency egress. It was noted this was approved by the Fire Marshal.

Tom asked about the seating in the upper level. Irene stated that new risers will be built and will be arranged to fit the space better.

There was a discussion regarding the anticipated number of performances during a season, over the course of a week, and maximum performance hours. It was agreed that shows would not start before 10AM and amplified sound would cease at 10:30PM. No other restrictions were imposed.

Chris questioned how information regarding sound levels would be made to available to the public. It was agreed that information regarding noise including a contact person would be on Northern Stage's website.

Stephanie noted a typo in Finding #13.

There was no public comment.

Chris moved to close the Public Hearing. Tom seconded and the Public Hearing was closed.

Jo-Ann reviewed changes to the Findings of Fact as discussed.

Chris moved to approve the application with the noted changes. Tom seconded, and the motion passed unanimously.

2. Application #12-21 by the Town of Hartford for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for improvements to a parking facility, South Main Street, lot 45-0212-000, White River Junction, in a CB zoning district.

Hannah Tyler, Public Works Director, Chris Holzwarth, Project Manager, and Chris Rivet of DuBois and King were present.

Chris H. reviewed the proposed upgrades to the municipal parking lot including the general design and purpose, coordination with improvements to Currier Street, and stormwater. He noted that various layouts were explored.

Chris L. asked about the number of parking spaces that would be gained. Chris H. stated that 37 new parking spaces would be added.

Chris H. noted that the design was somewhat hindered by having to provide adequate turning lanes for emergency vehicles.

There was a discussion about the benefits of porous pavement.

Chris R. noted where directional signs would be placed to direct traffic.

Tom asked about the electric vehicle charging stations. Chris R. stated that the existing stations would be relocated, and infrastructure put in place for future expansion.

There was no public comment.

Chris moved to close the Public Hearing. Tom seconded and the Public Hearing was closed.

Chris moved to approve the application as presented. Tom seconded, and the motion passed unanimously.

Administrative Matters

1. Minutes

Chris moved to approve the minutes of December 1, 2021. Stephanie seconded, and the motion passed 3-1 with Tom abstaining.

2. Projects that received administrative approval

Jo-Ann noted there was one administrative permit issued to allow an ice cream window on Depot Street in Wilder to reopen.

3. Availability for the next Public Hearing

All Board members anticipated being available for the February 9, 2022 Hearing.

4. Public comment

None

Adjournment

At 7:43 p.m. Chris moved to adjourn. Tom seconded, and the motion passed unanimously.

Respectively Submitted,

Alice Maleski, Clerk