

**DRAFT
MINUTES
Zoning Board of Adjustment
January 31, 2024**

Present: Steve Lagasse, Chair, Chris Lowe, Vice Chair, Tom Franklin, Stephanie Gile, Alice Maleski, and Jo-Ann Ells, Zoning Administrator

Absent: Lannie Collins, Selectboard Liaison

Public Hearing

1. Application #13-23 by Black Rock Investment LLC (owner /applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for 192 dwelling units in four multi-unit buildings, proposed lot 45-0162-000, Sykes Mountain Avenue and Hickory Ridge, White River Junction, in a proposed Planned Development.

It was noted that the Public Hearing was opened on November 8, 2023.

Dennis Marquise, Earle Simpson, Irwin Perret sr., Irwin Perret jr., Evan Haugh, Paul Simon, Adam Morse, and Adam Warger were present.

Dennis Marquise gave an overview of the application, and addressed how the project complies with the Conditional Use criteria.

He noted that:

- Four EV charging stations and solar on the roof would be provided.
- Providing parking under the buildings had been reviewed and determined not to be feasible given the cost and presence of ledge.
- A visual analysis without foliage had been completed.
- 1.4 parking spaces per unit will be provided, which is greater than the State requirement of 1 per unit effective later this year.
- Using permeable hardscape was reviewed and determined not to be feasible due to poor experience by others in the northeast and cost.
- Additional design work for the realignment of Sykes Mountain Avenue and Hickory Ridge had been done including making Hickory Ridge a dead end.
- They met with Advance Transit and determined that a covered shelter would be included at the bus stop.

Tom Franklin commented that he appreciated the number of parking spaces being proposed and believed the parking lots would be out of sight.

It was confirmed that the gate at the intersection of Hickory Ridge and Sykes Mountain Avenue was for emergency purposes and had been discussed with the DPW and Fire Marshal.

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Alice Maleski commented that while she understood the number of accessible parking spaces met ADA standards, she hoped more could be provided.

Paul Simon reviewed an updated landscaping plan including walkways, trails, and outdoor amenities. He noted details regarding the proposed gazebo were pending.

Paul Simon reviewed the proposed lighting of the parking lots and walkways.

Stephanie Gile if there would be charging stations for e-bikes. Iwin Perret Jr. offered to consider their inclusion.

Paul Simon gave a general overview of the maintenance agreement that would be in place for the landscaping and forested areas.

It was confirmed that snow would be cleared from the sidewalks along the access drive.

It was noted that the EV charging stations would be installed with the option to expand.

Chris Lowe noted that the nearby Wentworth Way development had parking under the building. Dennis Marquise explained that this development was subsidized, and Paul Simon added that the presence of ledge would mean parking under the building would require increasing the height of the buildings.

Evan Haugh noted that three additional parking counts had been done and would be included in an updated report.

There was a discussion regarding the need for a left turn lane for vehicles entering the project. Even Haugh explained that the traffic volume was half of that which would warrant the need for a left turn lane.

There was a discussion regarding the need for a left turn lane for vehicles exiting the project. Evan Haugh noted that it was expected that 40% of the vehicles exiting the development would make a left hand turn and given the timing of vehicles leaving the site, a left hand turn lane was not warranted.

Chris Lowe noted he was a bit concerned that traffic could back up during busy times.

Steve Lagasse stated that he appreciated the number of parking spaces being proposed and noted that a few extra accessible parking spaces would not hurt.

Steve Lagasse questioned why a left turn existing the project was not warranted.

Adam Morse pointed out that it would intrude into the stormwater basin and increase runoff.

Alice Maleski stressed the importance of covered parking spaces for people with disabilities and the elderly.

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There was no public comment.

Chris Lowe moved to continue the application to April 10, 2024. Alice Maleski seconded, and the motion passed unanimously.

Administrative Matters

1. Public Comment

None

2. Minutes

Chris Lowe moved to approve the minutes of December 13, 2023. Stephanie Gile seconded, and the motion passed unanimously.

3. Administrative Permits

None

4. Availability for the next Public Hearing

All Board members anticipated being available for the March 6, 2024 Hearing.

Adjournment

At 7:35 p.m., Tom Franklin moved to adjourn. Chris Lowe seconded, and the motion passed unanimously.

Respectively Submitted,

Alice Maleski, Clerk

Zoning Board of Adjustment Members/Terms:

Stephanie Gile	11-15-24
Alice Maleski	03-07-25
Steve Lagasse	03-07-25
Chris Lowe	03-21-25
Tom Franklin	04-04-25