

**Approved  
MINUTES  
Zoning Board of Adjustment  
March 3, 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 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, explained the interested party rule, and administered the oath.

Steve Lagasse conducted a roll call. All Board members were present.

1. Application #01-21 by Chris Delehanty and Krista Duval (owners/applicants) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for addition to an existing garage, lot 11-0002-000, 1468 High Pastures Road, Quechee, in a RL-5 zoning district.

Chris Delehanty, Krista Duval, Colin Kennedy, and Denise Welch-May were present.

Jo-Ann Ells reviewed the draft Findings of Fact.

Colin Kennedy reviewed the applicant's justification for a setback waiver under Section 260-52 (F) of the Zoning Regulations as outlined in exhibit #6.

Chris Lowe and Alice Maleski commented that the proposed intrusion into the setback was minor.

In response to a question from Tom Franklin, Colin Kennedy reviewed the location of the existing and proposed driveway.

Scott Snyder remarked that the massing of the proposed addition fits well with the Vermont tradition of the dwelling.

Steve Lagasse asked for confirmation that the addition would not be used as a separate dwelling unit. Chris Delehanty confirmed that the addition would not include a separate dwelling unit.

The Applicants stated that the existing garage would be converted into a bedroom with no bathroom facilities and that no changes to the existing septic system approval were needed.

There was no public comment.

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

Alice Maleski moved to approve the application as presented. Tom Franklin seconded, and the motion passed unanimously.

### **Administrative Matters**

#### 1. Minutes

The minutes of December 30, 2020 were tabled.

#### 2. Projects that received administrative approval

None

#### 3. Availability for the next Public Hearing

All Board members anticipated being available for the April 7<sup>th</sup> hearing.

#### 4. Public comment

None

### **Adjournment**

At 7:08 p.m. Alice Maleski moved to adjourn. Tom Franklin seconded, and the motion passed unanimously.

Respectively Submitted,

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Alice Maleski, Clerk