

**APPROVED MINUTES**  
**Zoning Board of Adjustment**  
**March 11, 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 #04-20 by Myron Jerry Johnson (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations to convert a single family dwelling (under construction) to a two family dwelling, lot 07-0049-002, 531 Red Barn Road, Quechee, in a RL-1 zoning district.

Jerry Johnson was present.

Jo-Ann Ells distributed emails from Larry Potwin and reviewed the draft Findings of Fact.

Chris Lowe asked if the basement was a walk-out. Jerry Johnson confirmed it was.

Abutter Joseph Kennedy expressed concern with the proximity of the project to his pond and Larry Potwin's pond and stated that he objected to the application. Steve Lagasse asked if he shared the driveway with the applicant. Joseph Kennedy stated that he had a separate driveway. Joseph Kennedy concluded by stating that Red Barn Road is generally developed with single family homes and that the project would change things.

Jo-Ann Ells located the Kennedy and Potwin ponds on the site plan.

Chris Lowe noted that the change is to the building and not the access.

Tom Franklin asked about the surface of the driveway. Jerry Johnson stated that he intended to keep it gravel.

Jo-Ann Ells reviewed the lots that share access on a private road with the applicant.

Steve Lagasse commented that if the new unit was smaller it could be permitted administratively. Jo-Ann Ells concurred if it was smaller it could be permitted as an "Accessory Dwelling Unit."

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

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

2. Application #05-20 by William and Catherine Morrison (owners/applicants) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a building addition and parking area expansion, lot 32-0053-000, 685 Woodstock Road, White River Junction, in an IC zoning district.

Bill Morrison, Dan Morrison and Craig Jewett were present.

Craig Jewett gave an overview of the project.

Chris Lowe noted that the lights on the back of the building are not downlit fixtures. It was agreed that two new downlit light fixtures would be installed, the plan would be updated to include the new light fixtures and a cut sheet would be provided for approval by the Chair and Zoning Administrator.

Steve Lagasse asked about the purpose of the easement with the abutting property owners. Craig Jewett explained that it was for construction and maintenance of the stormwater system.

Chris Lowe asked about the amount of fill that was being added to the site. Craig Jewett stated that he did not have an exact amount and commented that it was significant.

There was no public comment.

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

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

Alice Maleski moved to approve the application with the noted changes. Steve Lagasse seconded, and the motion passed unanimously.

3. 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. (Continued from February 12, 2020 and February 5, 2020.)

Jo-Ann Ells explained that the applicant had requested that the application be continued to the next Hearing.

Scott Snyder moved to continue the application to April 22, 2020. Alice Maleski seconded, and the motion passed unanimously.

## **Administrative Matters**

### 1. Elect Officers

Chris Lowe moved to keep the current officers (Steve Lagasse, Chair, Chris Lowe, Vice Chair, and Alice Maleski, Clerk). Alice Maleski seconded, and the motion passed unanimously.

### 2. Minutes

Steve Lagasse moved to approve the minutes of February 12, 2020 and February 5, 2020. Alice Maleski seconded, and the motion passed unanimously.

### 3. Projects that received administrative approval

None

### 4. Availability for the next Public Hearing

Tom Franklin noted he was not available for the April 22<sup>nd</sup> Hearing.

### 5. Public comment.

None

## **Adjournment**

At 7:10 p.m. Steve Lagasse moved to adjourn. Alice Maleski seconded, and the motion passed unanimously.

Respectively Submitted,

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Alice Maleski, Clerk