

**DRAFT
MINUTES
Zoning Board of Adjustment
July 15, 2020**

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

Present: Steve Lagasse, Chris Lowe, Tom Franklin and Jo-Ann Ells, Zoning Administrator

Absent: Alice Maleski and Scott Snyder

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. He noted a quorum of the Board was present and therefore three unanimous votes were needed for a motion to pass.

1. Application #08-20 by Dean and Natasha Kellogg (owners/applicants) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a garage, lot 08-0108-000, 69 Costello Road, Hartford, in an RL-3 zoning district.

Dean Kellogg participated via telephone.

Jo-Ann Ells reviewed the application.

Chris Lowe suggested a change to Finding #10.

Tom Franklin asked about the location of the existing shed that is proposed to be removed. Dean Kellogg noted that the shed is located on a property line to the right of the proposed garage.

Dean Kellogg added that he would like to build stairs on the back of the new garage. The Board agreed that this should be shown on the site plan.

There was no public comment.

Steve Lagasse moved to close the Public Hearing. Tom Franklin seconded, and the Public Hearing was closed.

Steve Lagasse moved to approve the application with the noted changes. Chris Lowe seconded, and the motion passed 3-0.

2. Application #09-20 by All-Star White River 2, LLC (owner/applicant) for Conditional Use

Approval under section 260-16 of the Hartford Zoning Regulations for the addition of fill on lots 14-0042-000 and 14-0042-001, Dewitt Drive, White River Junction, in an IC-2 zoning district.

Mike Riva participated by video conferencing and Mike Koch participated via telephone.

Mike Koch gave an overview of the application.

There was a discussion about dust control. It was agreed that before construction starts the applicant would submit a schedule/plan for dust control from the contractor for approval by Steve Lagasse and Jo-Ann Ells. It was also agreed that contact information for the contractor would be provided to Jo-Ann Ells.

It was noted that eventually the soil would be seeded and mulched. Mike Riva noted that he intends to develop the lot in the future and explained that the soil would be used to re-grade the site at that time.

It was agreed that the permissible hours for construction would be 7:00AM-5:00PM Monday-Friday and 9:00AM-3:00PM Saturday and Sunday as necessary.

Steve Lagasse pointed out a discrepancy between the property line between the site and Greystone Village shown on the plans and the line marked in the field. Mike Koch explained that the site plan was not correct and that it needed to be adjusted to show that Greystone Village has approximately twenty additional feet. The Board agreed amended plans were needed.

Steve Lagasse asked about the process to ensure material brought to the site was clean and oversight of the people doing the borings. It was agreed that the applicant would provide additional information.

There was no public comment.

Steve Lagasse moved to close the Public Hearing. Tom Franklin seconded, and the Public Hearing was closed.

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

Chris Lowe moved to approve the application with the noted changes. Tom Franklin seconded, and the motion passed 3-0.

3. Application #10-20 by All-Star White River 2, LLC (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a Contractor's Yard/Staging Area, lots 14-0042-000 and 14-0042-001, Dewitt Drive, White River Junction, in an IC-2 zoning district.

Mike Riva participated by video conferencing and Mike Koch participated via telephone.

Mike Koch gave an overview of the application.

It was noted that the project would need to be coordinated with the additional of fill as approved in application #09-20.

Tom Franklin commented that there was little traffic associated with the application.

There was no public comment.

Steve Lagasse moved to close the Public Hearing. Tom Franklin seconded, and the Public Hearing was closed.

Jo-Ann Ells noted a change to the Findings of Fact regarding hours of operation to coincide with application #09-20.

Chris Lowe moved to approve the application with the noted change. Tom Franklin seconded, and the motion passed 3-0.

Administrative Matters

1. Minutes

Chris Lowe moved to approve the minutes of May 27, 2020. Tom Franklin seconded, and the motion passed 3-0.

2. Projects that received administrative approval

It was noted that an administrative permit was issued to allow a temporary staging area for the roundabout project at the former Gateway Motors site.

3. Availability for the next Public Hearing

Jo-Ann Ells stated that there were no applications for the next hearing scheduled for July 29th.

4. Public comment

None

Adjournment

At 8:15 p.m. Tom Franklin moved to adjourn. Chris Lowe seconded, and the motion passed unanimously.

Respectively Submitted,

Alice Maleski, Clerk