

**APPROVED
MINUTES
Zoning Board of Adjustment
November 18, 2020**

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

Present: Steve Lagasse, Chris Lowe, Tom Franklin, Alice Maleski, Scott Snyder, Emma Behrens, Selectboard Liaison 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.

1. Application #16-20 by Philip Dunwoody (owner/applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for an addition to an existing garage, lot 12-0100-006, 230 Cross Street, Quechee, in a R-3 zoning district.

Phil Dunwoody and Bobbi Gross were present.

Jo-Ann Ells reviewed the draft Findings of Fact.

Phil Dunwoody added that covered space was needed for vehicles, the design of the addition will match the style and appearance of the existing garage and the addition will be landscaped.

It was noted that the curb cut would not be changed.

Chris Lowe expressed concern that while the existing garage is similar to others in the neighborhood, he was concerned that the addition was not. There was a brief discussion about the design of the addition.

Steve Lagasse asked about runoff. It was agreed that a condition should be added to the Decision requiring the applicant's engineer to confirm that stormwater from the addition will not negatively affect any abutting or downstream properties.

Phil Dunwoody stated that the addition will be stepped back a few feet to soften the appearance. He added that a gutter and downspout could be added if needed and he noted that he spoke with abutter Mary Wood who did not express concern with the project.

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 with the condition as discussed. Tom Franklin seconded, and the motion passed 4-1 with Chris Lowe opposed. Chris Lowe stated that he did not agree that the addition would be compatible with the scale and design of structures and overall existing development pattern of the surrounding area.

2. Application #17-20 by Sheri Laperle (owner/applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a garage, lot 08-0450-000, 70 Warner Lane, Quechee, in the Quechee Lakes Planned Development.

Sheri Laperle was present.

Jo-Ann Ells reviewed the draft Findings of Fact.

Tom Franklin and Scott Snyder thanked the applicant for the detailed project narrative.

Chris Lowe commented that it appeared that the project was needed.

Steve Lagasse noted there was little impact on the neighborhood.

There was no public comment.

Steve Lagasse moved to close the Public Hearing. Chris Lowe seconded, and the Public Hearing was closed.

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

Administrative Matters

1. Minutes

Steve Lagasse moved to approve the minutes of October 14, 2020. Alice Maleski seconded, and the motion passed unanimously.

2. Projects that received administrative approval

None

3. Availability for the next Public Hearing (December 30th)

All Board members anticipated being available for the December Hearing.

4. Public comment

None

Adjournment

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

Respectively Submitted,

Alice Maleski, Clerk