

**DRAFT
MINUTES
Zoning Board of Adjustment
December 1, 2021**

Present: Steve Lagasse, Chris Lowe, Alice Maleski, Stephane Gile, and Jo-Ann Ells, Zoning Administrator

Absent: Tom Franklin and Dennis Brown Selectboard Liaison

Public Hearing

Steve opened the Hearing, read the Act 92 open meeting script, took roll call, explained the Hearing process, and administered the oath. Jo-Ann noted that the Hearing was being recorded.

1. Application #10-21 by Steven Davis (owner) and Latham Works Lane, LLC (applicant) for Conditional Use Approval under Hartford's Flood Hazard Area Regulations for the construction of a two-family dwelling, lot 46-0071-000, 99 Latham Works Lane, White River Junction, in an R-1 zoning district.

Steven Davis and Kristen Conners of VERMOD were present.

Jo-Ann explained that the property is in the flood plain. She stated that the applicants propose to remove the existing structures and build a two-family dwelling with the first floor located 1' above the base flood elevation.

Steve D. stated that they want to build affordable, energy efficient dwellings, and may rent or sell the units. He noted that there are grants available to help new homeowners, and that the proposal will clean up an unsightly property.

There was a discussion about the mechanical room on the second floor. Steve D. noted that they intended to install solar panels. Kristen added that the home would meet HERS standards for a net zero structure.

It was noted that the existing structures did not sustain any damage during Hurricane Irene in 2011.

There was a brief discussion about exterior lighting. The applicants agreed that the lights will be downlit and shielded.

There was no public comment.

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

Alice moved to approve the application as proposed. Steve seconded, and the motion passed unanimously.

Administrative Matters

1. Minutes of July 14, 2021

Tabled.

2. Projects that received administrative approval

Jo-Ann noted that an administrative permit was issued to VERMOD for a model home at their manufacturing facility on Route 5 in Wilder.

3. Availability for the next Public Hearing (January 5, 2022)

Steve and Alice stated they would both be out of town but anticipated being able to attend remotely.

4. Public comment

None

Adjournment

At 7:20 p.m. Alice moved to adjourn. Steve seconded, and the motion passed unanimously.

Respectively Submitted,

Alice Maleski, Clerk