1. Meeting Materials

Documents:

ZBA JUNE 21 2023 PACKET (PDF).PDF
MIN JUNE 21 - 23 23(PDF).PDF

1.1. Zoning Board Meeting Minutes Continued From June 21 2023

Documents:

MIN JUNE 23.PDF
MIN JUNE 21.PDF
HARTFORD ZONING BOARD OF ADJUSTMENT
June 21, 2023
Revised Meeting Notice and Agenda

The Hartford Zoning Board of Adjustment will meet on Wednesday, June 21, 2023, beginning at 6:30 p.m. to consider the following Applications and Administrative Matters.

This meeting will be conducted in person at Hartford Town Hall, 171 Bridge Street, White River Junction, Vermont. In addition, you may join the meeting remotely as follows:

Microsoft Teams meeting
Join on your computer, mobile app or room device
Click here to join the meeting
Meeting ID: 214 016 378 986
Passcode: BVkh5Q
Download Teams | Join on the web
Or call in (audio only)
1 802 377 3677
Phone Conference ID: 832 201 4#

If you cannot access this meeting notice electronically or if you are having difficulty connecting to the meeting, please email Jo-Ann Ells at jelss@hartford-vt.org

A. Public Hearings, beginning at 6:30 p.m.

1. Application #04-23 by Emily Merwin and Colin Dutton (owners/applicants) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a garage, lot 12-0171-000, 229 Sugar House Road, Quechee, in RL-3 and RL-10 zoning districts.

2. Application #05-23 by John Morlock (owner/applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a garage, lot 11-0003-004, 1489 Hillside Road, Quechee, in an RL-5 zoning district.

3. Application #06-23 by The Town of Hartford School District (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a school/educational building, lot 09-0028-001, Christian Street, Hartford, in an agricultural overlay district and R-3 zoning district.

4. Application #07-23 by White River Investment Properties, 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 for a new commercial building, 9 Harrison Avenue, lot 49-0020-000, White River Junction, in an IC zoning district—Removed from agenda


Application materials are available at the Hartford Town Hall, Department of Planning and Development Services, 171 Bridge Street, White River Junction, Vermont (802) 295-3075. Persons wishing to appear and be heard may do so in person, or be represented by another party and/or submit written testimony.

An interested person who has participated in a municipal regulatory proceeding may appeal a decision rendered in that proceeding to the Vermont Environmental Court. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding.

Steve Lagasse, Chair
Zoning Board of Adjustment
Administrative Agenda
June 21, 2023

1. Public Comment

2. Minutes
   May 17, 2023

3. Administrative Permits
   None

4. Availability for the next Public Hearing (July 26, 2023)
Application #04-23
Merwin/Dutton
DRAFT
FINDINGS OF FACT
CONCLUSIONS OF LAW
AND
DECISION

HARTFORD ZONING BOARD OF ADJUSTMENT

Application #04-23 by Emily Merwin and Colin Dutton
for approval of a setback waiver under for a garage
lot 12-0171-000, 229 Sugar House Road, Quechee
in RL-3 and RL-10 zoning districts.

This decision pertains to application #04-23 by Emily Merwin and Colin Dutton
(owners/applicants) for approval of a setback waiver under section 260-52 of the Hartford
Zoning Regulations for a garage, lot 12-0171-000, 229 Sugar House Road, Quechee, in RL-3 and
RL-10 zoning districts.

FINDINGS OF FACT

Based upon the information contained in the exhibits for this application (see attached list) and
the evidence adduced at the Zoning Board of Adjustment meeting of June 21, 2023 the Hartford
Zoning Board of Adjustment makes the following Findings of Fact:

General Information

1. The owner of lot 12-0171-000 is Emily Merwin who acquired the lot on 02-19-13. The
deed is filed in vol. 485, pp. 740 of the Hartford Land Records.

2. The lot is located at 229 Sugar House Road in Quechee.

3. The lot is developed with a single-family dwelling.

4. The lot is approximately 7.53 acres.

5. The lot is class three (3), on-site municipal water and sewer.

6. The lot is in RL-3 and RL-10 zoning districts.
the project must be located twice the distance of the height of the stockpiled materials from any public or private right-of-way or property boundary.

14. The applicant understands that the project must meet the following standards:

(1) Any changes in grading shall be made so that runoff is directed to established drainage courses and will not cause ponding or flooding of other properties, or exceed the capacity of downstream drainage facilities.
(2) When possible, drainage systems shall be designed so that water runoff existing prior to site development shall not be increased after development.
(3) All changes in grade shall be controlled so as not to cause a nuisance or damage to other properties or erosion of topsoil.

15. The applicant understands that during construction erosion and sediment control measures as specified in the most current edition of the Low-Risk Site Handbook for Erosion Prevention and Sediment Control published by the Vermont Department of Environmental Conservation will be followed.

16. The applicant understands that they retain the obligation to identify, apply for, and obtain any relevant State permits for this project.

17. The applicant understands that a zoning permit is required before the commencement of construction of the project. The applicant further understands that the issuance of the zoning permit only authorizes the construction of the project in compliance with the Findings, Conclusions of Law, Approved Plans, Exhibits and Conditions as specified herein.

18. The applicant understands that all activities authorized by the issuance of the zoning permit shall be started within six (6) months and completed within two (2) years of its date of issue, or the zoning permit shall become null and void and reapplication to complete any activities shall be required. Any activities not completed within the above permit period shall be subject to any ordinance in effect at the time of reapplication. One six (6) month extension to both time periods may be granted by the Planning Commission prior to the expiration periods noted.

19. The applicant understands that they must obtain a Certificate of Occupancy from the Zoning Administrative Officer upon completion of the project. The applicant understands that a Certificate of Occupancy will not be issued if the project is not in compliance with these Findings, Plans and any conditions placed on the decision.

**CONCLUSIONS OF LAW**

Based upon the foregoing Findings of Fact, the Hartford Zoning Board of Adjustment concludes that the proposed development will:
• Be compatible with the scale and design of structures and overall existing development pattern of the surrounding area.
• Not impair reasonable or appropriate use of adjoining properties.
• Not result in greater impacts on natural resources.
• Not impair sight distances on public or private roads.

DECISION

The Hartford Zoning Board of Adjustment, based upon the forgoing Findings of Fact and Conclusions of Law, hereby approves application #04-23 by Emily Merwin and Colin Dutton (owners/applicants) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a garage, lot 12-0171-000, 229 Sugar House Rd, Quechee, in RL-3 and RL-10 zoning districts on the condition that before a Certificate of Occupancy is issued, the applicants submit written verification to the Zoning Administrator confirming that the project was constructed in accordance with the approval.

This decision is also subject to the condition that no modification or expansion shall be made to the project as described and limited in the above Findings of Fact and Conclusions of Law without the written approval of the Hartford Zoning Board of Adjustment and/or the Hartford Planning Commission. This decision may be revoked, and a new application or permit required if conditions and findings are violated or modified without written approval.

The applicants are responsible for insuring compliance with all applicable State and Federal regulations pertaining to this application.

Those in favor:

Those in opposition:

Those not participating:

Dated at Hartford, Vermont this ___ day of June 2023.

HARTFORD ZONING BOARD OF ADJUSTMENT

By: ___________________________
Chairperson/Vice-Chairperson

Appeal Rights: An interested person who has participated in the proceeding related to this decision has the right to appeal this decision to the Vermont Environmental Court, pursuant to 24 V.S.A. s. 4471 and V.R.E.C.P.5, in writing, within 30 days of the date of this decision. If you fail to appeal this decision as described above, your right to challenge this decision at some future
5. 04-23

time may be lost. You will be bound by this decision, pursuant to 24 V.S.A. s. 4472 (d) (exclusivity of remedy; finality).

**EXHIBIT LIST**

1. Application #04-23

2. Survey prepared by DBS Surveys, Inc.

3. Site Plan dated April 26, 2023

4. Document entitled “Application for a Setback Waiver, Supplemental Information”

5. Applicants’ response to Jo-Ann Ells memo dated May 24, 2023 received May 31, 2023

6. Photographs
APPLICATION TO
PLANNING COMMISSION &/OR ZONING BOARD OF ADJUSTMENT

PLEASE COMPLETE ALL ITEMS APPLICABLE AND PROVIDE THE CORRECT NUMBER OF COPIES OF THIS APPLICATION AND THE SITE PLAN OR SUBDIVISION PLAT. ABUTTING LANDOWNERS WILL BE NOTIFIED BY THE PLANNING/ZONING OFFICE.

1. NAME & ADDRESS OF RECORD OWNER(S)  
   EMILY MERWIN, PO BOX 1622  
   QUECHEE VT 05059  
   Deed Recorded Book 485 Page 70 (Available at Town Clerk's Office)  
   Telephone: Work_________________ Cell 617.699.3374 Email Address: emilymerwin2@gmail.com

2. NAME & ADDRESS OF APPLICANTS(S)  
   COLIN DUTTON 110 BUNKER HILL LN  
   QUINCY MA 02169  
   Telephone: Work_________________ Cell 508.274.0394 Email Address: colin@hotmail.com

3. NAME & ADDRESS OF APPLICANTS' CONSULTANT  

   Telephone: Work_________________ Cell_________________ Email Address:_________________

4. PROJECT LOCATION  
   229 SUGAR HOLLOW

5. PRESENT USE OF PROPERTY  
   Residential

6. BRIEFLY DESCRIBE PROJECT  (in addition, a detailed narrative must be submitted)
   Construction of new garage

7. PROJECT SIZE IN SQ. FT OR ACREAGE  
   576 ft²
   Lot Width see survey Lot Depth see survey

8. IS PROJECT ON TOWN WATER/SEWER?  
   Yes _______ No X _______ If Yes, estimated
   Water Consumption/day ____________ Amount of Sewer Flow Projected ____________
   Size of Closest Lines Above (water) ____________ (sewer) ____________

9. DESCRIBE LANDSCAPING PLAN  
   Grading and leveling of pad site, restoration of landscape upon completion

10. IF A BUSINESS - Present # of Employees ____________
    Proposed Days & Hours of Operation __________________
    Will you use the landfill & recycling center?  Yes _______ No _______
    The main waste by-product of your business is: __________________

   1
11. IF A RESTAURANT - Present seating __________________ Proposed __________________
12. PARKING SPACES - Number to be provided ______________
13. SIGNAGE - Free Standing ________________________ Attached ______________
14. FENCING – Location ______________________________ Height ______________
15. NEAREST WATER SUPPLY FOR FIREPROTECTION _______________________
16. ESTIMATED VALUE OF PROPOSED WORK ~ $20,000
17. IS THERE AN EXISTING DRIVEWAY? \( y \times 5 \)
18. IF A SUBDIVISION - Number of New Lots to be Created _______
   Do you request that the Town consider taking over maintenance of – Roads ___________
   Or Park/Open Space ________________

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. (This certification must be signed by lot owners and applicants).

Applicant’s Signature ____________________________ Date 5/15/23
Lot Owner’s Signature ____________________________ Date 05/15/2023

Co-Applicant’s Signature __________________________ Date
Co-Owner’s Signature ____________________________ Date

The applicant retains the obligation to identify, apply for, and obtain any relevant local or state permits. Please call 802-282-6488 to speak with the State Permit Specialist.

For Office Use Only

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<thead>
<tr>
<th>Map/Lot #</th>
<th>12-171</th>
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<td>RL-3 RL-10</td>
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<td>Official Submittal Date:</td>
<td>5/23/23</td>
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Memorandum

To: Emily Merwin and Colin Dutton
From: Jo-Ann Ells
Date: May 24, 2023
Re: Application for a Setback Waiver /Lot 12-0171-000

Please submit a response to the following comments/questions on your application for a Setback Waiver for a garage to my office before 9:00 a.m., Wednesday, May 31, 2023.

Prior to the Zoning Board of Adjustment Public Hearing, you will receive an agenda, draft Findings of Fact, and additional staff comments if there are any. Please feel free to contact me at any time during this process.

1. You note on the Supplemental Information Form that “the reduction in setback is no greater than the front or side setbacks on adjacent lots on the same street frontage.”

   Please provide more information about the development of these lots.

   RESPONSE: There is an existing well and driveway that will restrict the location of this garage. There is also an adjacent existing structure on the abutters property that appears to encroach on the town setback; our new garage would have similar setbacks.

2. Section 1. F on the Supplemental Information Form states “The waiver, if authorized, will represent the minimum necessary to achieve the stated purpose of this Section.” (The purpose of a setback waiver is “to provide flexibility in setback requirements for the placement of primary and accessory structures in all zoning districts while maintaining the character of the area.”) Please describe how your application meets this criteria.

   RESPONSE: We are restricted by an existing driveway, Wellhead and the abutters property line. We are placing this garage with the maximum setbacks that we can reasonably afford. Please note that our new structure will be framed using timber from recent storm damage. The structure, siding and decking will all be sourced from the recently fallen timber. We are trying to utilize the timber rather than burn or chip the perfectly good wood. The setback would allow us to fit a garage into the only suitable location on this property and would not impact any abutters...
in terms of view or obstructions. The immediate abutter has also stated that they have no objection to the erection of this structure.

3. It appears there are features of the lot, such as the location of the well, that limit development locations. Please review and comment.

   RESPONSE: Yes, we are very limited in the location of this structure. We are, however, able to meet the setback requirements on three sides of the structure. It was not until we carried out a survey that the north side setback was in question which is the reason for this variance request.

4. If you have not done so already, I encourage you to talk to Hartford’s Environmental Sustainability Coordinator, Dana Clawson, to discuss energy efficiency options for your project including considering installing an EV charging station and solar power. (dclawson@hartord-vt.org)

   RESPONSE: We have not contacted Dana Clawson. However, we intend to provide enough electrical service for a future EV charging station, but the location and current design of the roof would not be suitable for PV panels. The property is located at the bottom of a north facing hill which also does not make for great sun exposure.

5. Please outline how the application conforms with section 260-27 C of the Hartford Zoning Regulations which states:

   C. Grading and drainage. The following provisions shall apply to any changes which affect drainage of water to or from a property:
   (1) Any changes in grading shall be made so that runoff is directed to established drainage courses and will not cause ponding or flooding of other properties, or exceed the capacity of downstream drainage facilities.
   (2) When possible, drainage systems shall be designed so that water runoff existing prior to site development shall not be increased after development.
   (3) All changes in grade shall be controlled so as not to cause a nuisance or damage to other properties or erosion of topsoil.

   RESPONSE: We do not anticipate any significant change to the current drainage around the site and the current and proposed slab on grade elevation is nearly the same as the rough grades currently in place.

6. Please acknowledge that during construction of the proposed garage erosion and sediment control measures as specified in the most current edition of the Low Risk Site Handbook for Erosion Prevention and Sediment Control published by the Vermont Department of Environmental Conservation will be followed.

   RESPONSE: We will be hiring a local site contractor (Marc Palmer) to complete all earthwork activities. We assume that he will be informed of the erosion control requirements.
7. Please acknowledge that you understand that once the project is complete you need to submit written certifying confirming that the project was constructed in compliance with the permit.

RESPONSE: Confirmed, we will provide, in writing, our compliance with the permit.

8. Please acknowledge that you understand that construction of the project must comply with Section 260-31 B of the Hartford Zoning Regulations, which states:

Earth moving and hauling, rock drilling or crushing, jack hammer and similar excessively loud equipment shall not be operated on Sundays or between the hours of 5:30 p.m. and 7:00 a.m. except in emergency situations.

RESPONSE: We will be hiring a local site contractor (Marc Palmer) to complete all earthwork activities. We assume that he will be informed of the working hours requirements.

9. Please acknowledge that you understand that any stockpiling of materials related to the construction of the project must be located twice the distance of the height of the stockpiled materials from any public or private right-of-way or property boundary.

RESPONSE: We will be hiring a local site contractor (Marc Palmer) to complete all earthwork activities. We assume that he will be informed of the stockpiling requirements.

10. Please email the following to me in a single email:

- Your response to this memo
- Application
- Supplemental Information Form
- Site plan
- Survey
- Photographs

11. Please submit six copies of:

- Your written response to this memorandum
- Application
- Supplemental Information form
- Site plan
- Survey
- Photographs
1. A setback waiver may be considered by the Zoning Board of Adjustment, providing that a minimum setback of 5' is maintained, if one of the following criteria is met.
   (A) When the reduction is no greater than the front or side setbacks for existing structures on adjacent lots on the same street frontage.
   (B) For greater fire safety as recommended by the Hartford Fire Department.
   (C) For greater preservation of open land/agricultural land or scenic vistas.
   (D) For greater preservation of other natural resources, such as, but not limited to surface waters, wetlands or steep slopes.
   (E) For increased energy conservation and renewable energy structures.
   (F) The waiver, if authorized, will represent the minimum necessary to achieve the stated purpose of this Section.

   How does your application meet these criteria?

   The reduction in setback is no greater than the front or side set-backs on adjacent lots on the same street frontage.

2. The Zoning Board of Adjustment determine that in issuing the setback waiver, the proposed development will:
   (A) Be compatible with the scale and design of structures and overall existing development pattern of the surrounding area.
   (B) Not impair reasonable or appropriate use of adjoining properties.
   (C) Not result in greater impacts on natural resources.
   (D) Not impair sight distances on public or private roads.

   How does your application meet these criteria?

   (A) The new construction will be consistent in scale and design of surrounding structures, (B) will not impair use of adjoining properties,
   (C) will not result in greater impacts on natural resources and (D) will not impair sight distances on public or private roads.
Please complete all issues applicable and provide the correct number of copies of this application and the site plan or subdivision plat. Applicant will be notified of the Planning/Zoning office.

Planning Commission &/or Zoning Board of Adjustment

Application To
SITE PLAN FOR PROPOSED GARAGE ON PROPERTY OF MERWIN
SUGAR HOUSE RD.
HARTFORD, VT.
SCALE: 1"=20'

EMILY MELVIN
229 SUGAR HOUSE RD
WHITE RIVER JCT, VT
05080

SEE DEED SURVEY DATED
APRIL 26, 2025
PREPARED BY DONALD STEWART
ON APRIL 26, 2025

SETBACK LIMITS
DRILLED WELL

HOUSE
DECK
APPROX. LOC.
SEPTIC AREA

SHED

PROPOSED
24'X24' GARAGE.

UP 13"

WOODS ROAD/TRAIL

35'

35'

35'
Application #05-23

John Morlock
DRAFT
FINDINGS OF FACT
CONCLUSIONS OF LAW
AND
DECISION

HARTFORD ZONING BOARD OF ADJUSTMENT

Application #05-22 by John Morlock
for approval of a setback waiver for a garage
lot 11-0003-004, 1489 Hillside Road
Quechee, in an RL-5 zoning district

This decision pertains to application #05-22 by John Morlock (owner/applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a garage, lot 11-0003-004, 1489 Hillside Road, Quechee, in an RL-5 zoning district.

FINDINGS OF FACT

Based upon the information contained in the exhibits for this application (see attached list) and the evidence adduced at the Zoning Board of Adjustment meeting of June 21, 2023 the Hartford Zoning Board of Adjustment makes the following Findings of Fact:

General Information

1. The owners of lot 11-0003-004 are John and Sarah Morlock who acquired the lot on 08-21-17. The deed is filed in vol. 540, pp. 33 of the Hartford Land Records.

2. The lot is located at 1489 Hillside Road in Quechee.

3. The lot is developed with a single-family dwelling.

4. The lot is approximately 9.48 acres.

5. The lot is class three (3), on-site municipal water and sewer.

6. The lot is in a RL-5 zoning district.

This Application

7. The applicant proposes to construct a 26’ x 26’ garage and attached 8’ x 26’ lean-to shed
2. 05-23

off the existing driveway.

8. The setbacks in the RL-5 zoning district are 40’ front, and 50’ sides and rear.

9. The applicant seeks a Setback Waiver to allow the garage to infringe on the front setback. The garage is proposed to be a minimum of 35’ from this property line. All other setbacks will be met.

10. Section 260-52 of the Zoning Regulations sets forth a process and criteria for obtaining a setback waiver. The intent of section 260-52 of the Zoning Regulations “is to provide flexibility in setback requirements for the placement of primary and accessory structures in all zoning districts while maintaining the character of the area.” A setback waiver may be considered, providing that a minimum setback of 5’ is maintained, if one of the following criteria is met.

(A) When the reduction is no greater than the front or side setbacks for existing structures on adjacent lots on the same street frontage.
(B) For greater fire safety as recommended by the Hartford Fire Department.
(C) For greater preservation of open land/agricultural land or scenic vistas.
(D) For greater preservation of other natural resources, such as, but not limited to surface waters, wetlands, or steep slopes.
(E) For increased energy conservation and renewable energy structures.
(F) The waiver, if authorized, will represent the minimum necessary to achieve the stated purpose of this Section.”

The structure will meet the 5’ setback requirement.

The adjacent lot has a garage located 12’ from the front property line. (A)

Locating the garage adjacent to the existing driveway preserves open land. (C)

The location of the existing well/water service line restricts development of the lot. The proposed location allows convenient access between the dwelling and garage. (F)

11. The applicant understands that construction of the project must comply with the following:

   Earth moving and hauling, rock drilling or crushing, jack hammer and similar excessively loud equipment shall not be operated on Sundays or between the hours of 5:30 p.m. and 7:00 a.m. except in emergency situations.

12. The applicant understands that any stockpiling of materials related to the construction of the project must be located twice the distance of the height of the stockpiled materials
from any public or private right-of-way or property boundary.

13. The applicant understands that the project must meet the following standards:

(1) Any changes in grading shall be made so that runoff is directed to established drainage courses and will not cause ponding or flooding of other properties, or exceed the capacity of downstream drainage facilities.
(2) When possible, drainage systems shall be designed so that water runoff existing prior to site development shall not be increased after development.
(3) All changes in grade shall be controlled so as not to cause a nuisance or damage to other properties or erosion of topsoil.

14. The applicant understands that during construction erosion and sediment control measures as specified in the most current edition of the Low-Risk Site Handbook for Erosion Prevention and Sediment Control published by the Vermont Department of Environmental Conservation will be followed.

15. The applicant understands that they retain the obligation to identify, apply for, and obtain any relevant State permits for this project.

16. The applicant understands that a zoning permit is required before the commencement of construction of the project. The applicant further understands that the issuance of the zoning permit only authorizes the construction of the project in compliance with the Findings, Conclusions of Law, Approved Plans, Exhibits and Conditions as specified herein.

17. The applicant understands that all activities authorized by the issuance of the zoning permit shall be started within six (6) months and completed within two (2) years of its date of issue, or the zoning permit shall become null and void and reapplication to complete any activities shall be required. Any activities not completed within the above permit period shall be subject to any ordinance in effect at the time of reapplication. One six (6) month extension to both time periods may be granted by the Planning Commission prior to the expiration periods noted.

18. The applicant understands that they must obtain a Certificate of Occupancy from the Zoning Administrative Officer upon completion of the project. The applicant understands that a Certificate of Occupancy will not be issued if the project is not in compliance with these Findings, Plans and any conditions placed on the decision.

**CONCLUSIONS OF LAW**

Based upon the foregoing Findings of Fact, the Hartford Zoning Board of Adjustment concludes that the proposed development will:
• Be compatible with the scale and design of structures and overall existing
development pattern of the surrounding area.
• Not impair reasonable or appropriate use of adjoining properties.
• Not result in greater impacts on natural resources.
• Not impair sight distances on public or private roads.

DECISION

The Hartford Zoning Board of Adjustment, based upon the forgoing Findings of Fact and
Conclusions of Law, hereby approves application #05-22 by John Morlock (owner/applicant) for
approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a
garage, lot 11-0003-004, 1489 Hillside Road, Quechee, in an RL-5 zoning district on the
condition that before a Certificate of Occupancy is issued, the applicant submits written
verification to the Zoning Administrator confirming that the project was constructed in
accordance with the approval.

This decision is also subject to the condition that no modification or expansion shall be made to
the project as described and limited in the above Findings of Fact and Conclusions of Law
without the written approval of the Hartford Zoning Board of Adjustment and/or the Hartford
Planning Commission. This decision may be revoked, and a new application or permit required
if conditions and findings are violated or modified without written approval.

The applicants are responsible for insuring compliance with all applicable State and Federal
regulations pertaining to this application.

Those in favor:

Those in opposition:

Those not participating:

Dated at Hartford, Vermont this ____ day of June 2023.

HARTFORD ZONING BOARD OF ADJUSTMENT

By: ______________________
   Chairperson/Vice-Chairperson

Appeal Rights: An interested person who has participated in the proceeding related to this
decision has the right to appeal this decision to the Vermont Environmental Court, pursuant to 24
V.S.A. s. 4471 and V.R.E.C.P.5, in writing, within 30 days of the date of this decision. If you fail
to appeal this decision as described above, your right to challenge this decision at some future
time may be lost. You will be bound by this decision, pursuant to 24 V.S.A. s. 4472 (d)
5. 05-23

(exclusivity of remedy; finality).

EXHIBIT LIST

1. Application #05-23
2. Survey prepared by Bruno Associates
3. Site Plan received May 30 2023
4. Elevation drawing
5. Document entitled “Application for a Setback Waiver, Supplemental Information”
7. Memo from Jo-Ann Ells dated May 24, 2023
8. Photographs
9. Orthophoto
APPLICATION TO
PLANNING COMMISSION &/OR ZONING BOARD OF ADJUSTMENT

PLEASE COMPLETE ALL ITEMS APPLICABLE AND PROVIDE THE CORRECT NUMBER OF COPIES OF THIS APPLICATION AND THE SITE PLAN OR SUBDIVISION PLAT. ABUTTING LANDOWNERS WILL BE NOTIFIED BY THE PLANNING/ZONING OFFICE.

1. NAME & ADDRESS OF RECORD OWNER(S)  
   John Marlock  
   1489 Hillside Rd Woodstock VT 05091
   Deed Recorded Book_________ Page_________ (Available at Town Clerk's Office)
   Telephone: Work_________________ Cell 603 276-0869  Email Address: jmarlock@email.com

2. NAME & ADDRESS OF APPLICANTS(S)  
   Mock Construction LLC  
   119 Richards Rd White River Jct VT 05001
   Telephone: Work_________________ Cell 802 799-1385  Email Address: kevin@mock-construction.com

3. NAME & ADDRESS OF APPLICANTS' CONSULTANT

   Telephone: Work_________________ Cell_________________ Email Address:

4. PROJECT LOCATION  1489 Hillside Rd

5. PRESENT USE OF PROPERTY  Single family dwelling

6. BRIEFLY DESCRIBE PROJECT (in addition, a detailed narrative must be submitted)
   Detached garage

7. PROJECT SIZE IN SQ. FT OR ACREAGE  1544 sq. ft
   Lot Width_________________ Lot Depth_________________

8. IS PROJECT ON TOWN WATER/SEWER? Yes No X If Yes, estimated
   Water Consumption/day_________________ Amount of Sewer Flow Projected_________________
   Size of Closest Lines Above (water)_________________ (sewer)_________________

9. DESCRIBE LANDSCAPING PLAN  Open agriculture

10. IF A BUSINESS - Present # of Employees__________
    Proposed Days & Hours of Operation_________________
    Will you use the landfill & recycling center? Yes No ____________
    The main waste by-product of your business is:_________________
11. IF A RESTAURANT - Present seating ___________________ Proposed ___________________

12. PARKING SPACES - Number to be provided ___________________

13. SIGNAGE - Free Standing ___________________ Attached ___________________

14. FENCING – Location ___________________ Height ___________________

15. NEAREST WATER SUPPLY FOR FIREPROTECTION ___________________

16. ESTIMATED VALUE OF PROPOSED WORK: $78,000

17. IS THERE AN EXISTING DRIVEWAY? Yes ___________________

18. IF A SUBDIVISION - Number of New Lots to be Created ____________
    Do you request that the Town consider taking over maintenance of – Roads ________________
    Or Park/Open Space ___________________

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. (This certification must be signed by lot owners and applicants).

Applicant's Signature: ___________________ Date: 5/19/23

Lot Owner’s Signature: ___________________ Date: 5/19/23

Co-Applicant’s Signature: ___________________ Date: ___________________

Co-Owner’s Signature: ___________________ Date: ___________________

The applicant retains the obligation to identify, apply for, and obtain any relevant local or state permits. Please call 802-282-6488 to speak with the State Permit Specialist.

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Response to memorandum dated 5/24/2023

Re: Proposed Setback Waiver/Lot 11-0003-004

1. Elevation drawing of proposed garage will be provided.
2. Finished height of proposed garage is 22' 11".
3. Size of project is 1560 sq.ft. 26'X26' cape style garage with second floor and a 26'X8' lean-to shed off the back of the proposed garage.
4. Proposed garage is being prepared for solar and EV charging at a future date.
5. Site plan has been amended.
6. Project is being proposed at the upper part of the property where there is minimal runoff currently. The grading will be done to disperse any roof runoff from the proposed garage across the lawn.
7. Erosion and sediment control measures will be used during construction.
8. Upon completion of the project, I will submit written certification that the project was constructed in compliance with the permit.
9. No earth moving or excessively loud equipment will be used between the hours of 5:30pm and 7:00am or on Sundays.
10. No stockpiles will be located near property lines or right of ways.

Mock Construction LLC
Kevin Mock
Date 5/30/2023
Memorandum

To: John Morlock  
Cc: Kevin Mock  
From: Jo-Ann Ells, Hartford Zoning Administrator  
Date: May 24, 2023  
Re: Proposed Setback Waiver/Lot 11-0003-004

Please submit a response to the following comments/questions on your application for a Setback Waiver for a garage to my office before 9:00 a.m., Wednesday, May 31, 2023. Prior to the Zoning Board of Adjustment Public Hearing, you will receive an agenda, draft Findings of Fact, and additional staff comments if there are any. Please feel free to contact me at any time during this process.

1. Do you have an elevation drawing of the proposed garage?

2. What is the height of the proposed garage?

3. Please explain how you determined the size of the project (1,544 sq. ft.).

4. If you have not done so already, I encourage you to talk to Hartford’s Environmental Sustainability Coordinator, Dana Clawson, to discuss energy efficiency options for your project including considering installing an EV charging station and solar power. (dclawson@hartford-ct.org)

5. Please amend the site plan to include:
   - Owner’s Name
   - Name of person who drew the plan
   - Date the plan was drawn
   - North Arrow

6. Please outline how the application conforms with section 260-27 C of the Hartford Zoning Regulations which states

**Grading and drainage.** The following provisions shall apply to any changes which affect drainage of water to or from a property:
(1) Any changes in grading shall be made so that runoff is directed to established drainage courses and will not cause ponding or flooding of other properties, or exceed the capacity of downstream drainage facilities.
(2) When possible, drainage systems shall be designed so that water runoff existing prior to site development shall not be increased after development.
(3) All changes in grade shall be controlled so as not to cause a nuisance or damage to other properties or erosion of topsoil.

7. Please acknowledge that during construction of the proposed garage erosion and sediment control measures as specified in the most current edition of the *Low Risk Site Handbook for Erosion Prevention and Sediment Control* published by the Vermont Department of Environmental Conservation will be followed.

8. Please acknowledge that you understand that once the project is complete you will need to submit written certifying confirming that the project was constructed in compliance with the permit. Please acknowledge that you understand this requirement.

9. Please acknowledge that you understand that construction of the project must comply with Section 260-31 B of the Hartford Zoning Regulations, which states:

   Earth moving and hauling, rock drilling or crushing, jack hammer and similar excessively loud equipment shall not be operated on Sundays or between the hours of 5:30 p.m. and 7:00 a.m. except in emergency situations.

10. Please acknowledge that you understand that any stockpiling of materials related to the construction of the project must be located twice the distance of the height of the stockpiled materials from any public or private right-of-way or property boundary.

11. Please email the following to me (in a single email):
   - Your response to this memo
   - Application Form
   - Supplemental Information Form
   - Site plan
   - Survey
   - Elevation Plan
   - Photographs

12. Please submit six copies of:
   - Your response to this memo
   - Application Form
   - Supplemental Information Form
   - Site plan
   - Survey
   - Elevation Plan
   - Photographs
Town of Hartford

Application for a Setback Waiver
Supplemental Information

Applicant name: John Morlock  MAP/LOT #: 11-3-4

Location of Property: 1489 Hillside Rd

1. A setback waiver may be considered by the Zoning Board of Adjustment, providing that a minimum setback of 5' is maintained, if one of the following criteria is met.
   (A) When the reduction is no greater than the front or side setbacks for existing structures on adjacent lots on the same street frontage.
   (B) For greater fire safety as recommended by the Hartford Fire Department.
   (C) For greater preservation of open land/agricultural land or scenic vistas.
   (D) For greater preservation of other natural resources, such as, but not limited to surface waters, wetlands or steep slopes.
   (E) For increased energy conservation and renewable energy structures.
   (F) The waiver, if authorized, will represent the minimum necessary to achieve the stated purpose of this Section.

How does your application meet these criteria?

A 1417 Hillside Rd has a garage 12' from Property line
C Keep garage closer to the road to maintain open area

The developable portion of the lot is restricted by the existing well line

2. The Zoning Board of Adjustment determine that in issuing the setback waiver, the proposed development will:
   (A) Be compatible with the scale and design of structures and overall existing development pattern of the surrounding area.
   (B) Not impair reasonable or appropriate use of adjoining properties.
   (C) Not result in greater impacts on natural resources.
   (D) Not impair sight distances on public or private roads.

How does your application meet these criteria?

meets all of the above

Kevin Mack  5/19/23
Prepared By  Date
Application #06-23
Hartford School District
DRAFT
FINDINGS OF FACT
CONCLUSIONS OF LAW
AND
DECISION

HARTFORD ZONING BOARD OF ADJUSTMENT

Application #06-23 by The Town of Hartford School District
for Conditional Use Approval for a school/educational building
lot 09-0028-001, Christian Street, Hartford
in an agricultural overlay district and R-3 zoning district

This decision pertains to application #06-23 by The Town of Hartford School District
(owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning
Regulations for a school/educational building, lot 09-0028-001, Christian Street, Hartford, in an
agricultural overlay district and R-3 zoning district.

FINDINGS OF FACT

Based upon the information contained in the exhibits for this application (see attached list) and
the evidence adduced at the Zoning Board of Adjustment meeting of June 21, 2023 the Hartford
Zoning Board of Adjustment makes the following Findings of Fact:

General Information

1. The owner of record of lot 09-0028-001 is The Hartford School District who acquired the
   lot on 01-27-23. The deed is recorded in volume 609, page 119 of the Hartford Land
   Records.

2. The lot is approximately 15 acres.

3. The lot is undeveloped.

4. The lot is a class three (3) lot with on-site water and septic.

5. The lot is in an R-3 zoning district.

This Application

6. The Hartford Area Career and Technology Center (HACTC) Natural Resources program
currently utilizes the parcel to train students to operate certain agricultural and forestry
equipment such as tractors and mini-excavators. The Hartford School District (District)
proposes to construct a one-room classroom building to provide its students with an enclosed
and conditioned space that will enhance the use of the parcel by the HACTC and other District students of all grades for a variety of outdoor educational experiences. The District will utilize the space (the building, the field, the wetlands, and the woods) for field trips, outdoor classrooms, outdoor gardening, basic forestry classes, and wetlands ecology.

Most of the learning will occur outside, but the number of students using the classroom building will not exceed the occupancy of the building per the fire code.

7. The parcel consists of approximately 10 acres of woodland and approximately five acres of open field.

Wetlands within the easterly half of the parcel, as depicted on the site plans, were delineated in 2022.

There are additional Class 2 wetlands on the westerly wooded area that appear on the State and Town mapping sources, but they were not delineated, as no disturbance is proposed in that location.

8. The parcel is within an Agriculture Overlay District.

The Objective of the Agricultural Overlay District is “To promote the continuation of agriculture, retain the maximum possible amount of agricultural lands, which often provide important scenic views, protect historically viable farmland and prime and statewide agricultural soils, and preserve Hartford’s rural character, scenic characteristics including open lands, views, and working landscape qualities in accordance with the Hartford Master Plan.”

All development in an Agricultural Overlay District are subject to the following supplemental standards.

(A) Development envelopes shall be located at field edges or, in the event that no other land is practical for development, on the least fertile soils in order to minimize the use of productive agricultural land and impacts on existing farm operations.

(B) Buildings should be clustered to avoid the fragmentation of productive farmland/open land.

The applicant provided the following to meet these requirements:

The proposed development meets the objectives of the overlay district to retain the maximum possible amount of agricultural land, maintain the scenic view of the parcel, minimize impact of prime and statewide agricultural soils, and preserve Hartford’s rural character and working landscape. Specifically, the building, the parking, and the on-site wastewater disposal system will be located in the southeast corner of the parcel, at the edge of the field, in order to avoid fragmentation of the farmland/open land. The driveway will be located in an existing right-of-way along the south boundary, such that this parcel and parcel 9-
28, which is undeveloped but benefits from the right-of-way, may both utilize a single driveway access to Christian Street.

9. The proposed building will be barn-style, wood construction, single-story, slab-on-grade construction. It will consist of one classroom space, two bathrooms, and a mechanical space. In addition, there will be an unheated garage that will house equipment and vehicles used in the Natural Resources program that may include a tractor, a mini-excavator, and a mini-bulldozer.

10. The applicant proposes to provide 15 parking spaces including one handicap parking space and two school bus parking spaces based on 7 parking spaces per classroom and overlap needed between classes.

11. According to the applicant, the terrain along this section of Christian Street and its abutting lands slopes from south to north. Drainage calculations submitted to the Department of Public Works demonstrate that the post-development peak discharge rates at the north boundary line are less than the pre-development peak discharge rates for the 10-year and 50-year storm events. Drainage is discharged across the site and flows to the property boundary in a controlled manner using accepted practices of sheet flow, level spreaders, and stone weirs, such that the proposed development will not increase runoff or cause a nuisance or damage to other properties or erosion of topsoil. Drainage from the project will sheet flow across existing meadow terrain to provide treatment and groundwater recharge. In addition, the applicant will construct a 2-foot high gravel or stone berm at the north end of the parcel and the north end of the meadow (without impacting the wetland or the 50’ wetland buffer), which act as detention berms to reduce peak flows from the site to below pre-development peak discharge rates (as demonstrated in the drainage calculations). According to the applicant, this concept is far less disturbing to the site and to the agricultural landscape than other types of detention facilities.

12. Hours of operation will coincide with typical school hours, weekdays between 8:00 AM and 4:00 PM during the school year. In addition, the site may be used for summer educational and recreational programs. The District does not anticipate scheduling programs during evening or night-time hours.

13. Down-cast light fixtures over each doorway and two wall-mounted lights with sharp cut-off fixtures are proposed to illuminate the driveway and parking spaces directly in front of the building. Exterior lights will be controlled by motion sensors such that the site will not normally be illuminated at night.

The applicant understands that lighting must not create excessive off-site or sky glow. If the Zoning Administrative Officer determines that lighting does not meet this condition, the applicant will be required to comply.

14. The applicant does not propose to locate a dumpster on the lot.
15. Electric and communications services are available on Christian Street, and they will be extended to the building via buried conduit to the extent practical.

16. Snow will be stored on site and will be removed as needed. Snow will not be stored in such a manner as to create a hazard.

17. The applicant understands that any stockpiling of materials related to the construction of the project must be located twice the distance of the height of the stockpiled materials from any public or private right-of-way or property boundary.

18. During construction of the project, erosion and sediment control measures as specified in the most current edition of the Low Risk Site Handbook for Erosion Prevention and Sediment Control published by the Vermont Department of Environmental Conservation will be followed.

19. The applicant understands that construction of the project must comply with the following:

   Earth moving and hauling, rock drilling or crushing, jack hammer and similar excessively loud equipment shall not be operated on Sundays or between the hours of 5:30 p.m. and 7:00 a.m. except in emergency situations.

20. The applicant understands that no structure, including construction/office trailers, signage, parking spaces or plantings may be placed in such a way that obstructs sight distance along the traveled way, at any intersection or driveway. Any signs, parking spaces or plantings found to obstruct sight distance will be required to be relocated.

21. The applicant retains the obligation to identify, apply for, and obtain relevant local and state permits for this project.

22. The applicant understands that all activities authorized by the issuance of the zoning permit shall be started within six (6) months and completed within two (2) years of its date of issue, or the zoning permit shall become null and void and reapplication to complete any activities shall be required. Any activities not completed within the above permit period shall be subject to any ordinance in effect at the time of reapplication. One six (6) month extension to both time periods may be granted by the Planning Commission.

23. The applicant understands that they must obtain a Certificate of Occupancy from the Zoning Administrative Officer upon completion of the project and before the site may be occupied. The applicant understands that a Certificate of Occupancy will not be issued if the project is not in compliance with these Findings, Plans and any conditions placed on the decision.

CONCLUSIONS OF LAW

The Hartford Zoning Board of Adjustment, based upon the forgoing Findings of Fact, concludes
that the proposed project will not adversely affect:

260-16A (1) Community facilities.

   (a) The capacity of planned or existing community facilities, including, but not limited to:


260-16A (2) The character of the area, as defined by the objectives of the zoning district within which the project is located and specifically stated polices and standards of the municipal plan, including, but not limited to:

   (a) Scenic or natural beauty, historic sites, or rare and irreplaceable natural areas.

   (b) Compatibility with scale and design of structures existing in that area.

260-16A (3) The capacity of roads and highways in the vicinity to safely accommodate expected traffic flows. In making this determination, the Board may require submission of a traffic impact study made by a professional traffic engineer.

260-16A (4) Any Town of Hartford bylaws in effect.

260-16A (5) Utilization of renewable energy resources.

DECISION

The Hartford Zoning Board of Adjustment, based upon the forgoing Findings of Fact and Conclusions of Law, hereby approves application #06-23 by The Town of Hartford School District (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a school/educational building, lot 09-0028-001, Christian Street, Hartford, in an agricultural overlay district and R-3 zoning district on the condition that:

1. Before a Zoning Permit is issued, the applicant submits a sign permit.

2. Before a Certificate of Occupancy is issued, the applicant:
• Submits written verification from a Professional Engineer licensed by the State of Vermont certifying that the project was constructed in compliance with the approved plans and Findings of Fact.
• Records an Energy Code Certificate in the Land Records if required by the State of Vermont.
• Submits a photograph of any signage.

This decision is also subject to the condition that no modification or expansion shall be made to the project as described and limited in the above Findings of Fact and Conclusions of Law without the written approval of the Hartford Zoning Board of Adjustment and/or the Hartford Planning Commission. This decision may be revoked, and a new application or permit required if conditions and findings are violated or modified without written approval.

The applicants are responsible for insuring compliance with all applicable State and Federal regulations pertaining to this application.

Those in favor:

Those in opposition:

Those not participating:

Dated at Hartford, Vermont this ____ day of June 2023.

HARTFORD ZONING BOARD OF ADJUSTMENT

By: ________________________________
Chairperson/Vice-Chairperson

Appeal Rights: An interested person who has participated in the proceeding related to this decision has the right to appeal this decision to the Vermont Environmental Court, pursuant to 24 V.S.A. s. 4471 and V.R.E.C.P.5, in writing, within 30 days of the date of this decision. The fee is $250.00. If you fail to appeal this decision, your right to challenge this decision at some future time may be lost because you waited too long. You will be bound by this decision, pursuant to 24 V.S.A. s. 4472 (d) (exclusivity of remedy; finality).

EXHIBIT LIST

1. Application #06-23

2. Site Plan Set entitled “Town of Hartford School District, Outdoor Education Facility” including

   Sheet 1  Existing Conditions
   Sheet 2  Site Plan
7. #06-23

    Sheet 3  Site Details
    Sheet 4  Erosion and Sediment Control Details
    Sheet F  Fire Truck Turning Exhibit
             Photometric Plans

3. Memo from Ann Kynor dated June 5, 2023

4. Letter from Ann Kynor dated May 22, 2023

5. Building Elevation

6. Floor Plan

7. Lighting cut sheets
APPLICATION TO
PLANNING COMMISSION &/OR ZONING BOARD OF ADJUSTMENT

PLEASE COMPLETE ALL ITEMS APPLICABLE AND PROVIDE THE CORRECT NUMBER OF COPIES OF THIS APPLICATION AND THE SITE PLAN OR SUBDIVISION PLAT. ABUTTING LANDOWNERS WILL BE NOTIFIED BY THE PLANNING/ZONING OFFICE.

1. NAME & ADDRESS OF RECORDOWNER(S)  
   Town of Hartford School District  
   73 Highland Avenue, White River Junction, VT 05001  
   Deed Recorded Book 169 Page 0092 (Available at Town Clerk’s Office)  
   Telephone: Work 802-295-8600 Cell __________________________ Email Address: debatall@hartfordschools.net

2. NAME & ADDRESS OF APPLICANTS(S)  
   Town of Hartford School District  
   73 Highland Avenue, White River Junction, VT 05001  
   Telephone: Work 802-295-8600 Cell __________________________ Email Address: debatall@hartfordschools.net

3. NAME & ADDRESS OF APPLICANTS’ CONSULTANT  
   Pathways Consulting, LLC  
   240 Mechanic Street, Suite 100, Lebanon, New Hampshire 03766  
   Telephone: Work 603-448-2200 Cell __________________________ Email Address: ann.kynor@pathwaysconsult.com

4. PROJECT LOCATION  
   Christian Street, White River Junction

5. PRESENT USE OF PROPERTY  
   Vacant

6. BRIEFLY DESCRIBE PROJECT (in addition, a detailed narrative must be submitted)  
   school: educational building with parking, on-site water supply and on-site wastewater disposal

7. PROJECT SIZE IN SQ. FT OR ACREAGE  
   +/- 15.0 acres  
   Lot Width 648 feet Lot Depth 1,050 feet

8. IS PROJECT ON TOWN WATER/SEWER?  
   Yes X No  
   Water Consumption/day 0 Amount of Sewer Flow Projected 0
   Size of Closest Lines Above (water) N/A (sewer) N/A

9. DESCRIBE LANDSCAPING PLAN  
   the area around the building and parking will be maintained as mowed grass.
   The remainder of the parcel to remain existing field and woods.

10. IF A BUSINESS - Present # of Employees 0
    Proposed Days & Hours of Operation 0
    Will you use the landfill & recycling center? Yes X No
    The main waste by-product of your business is: Paper/Cardboard
11. **IF A RESTAURANT** - Present seating **N/A** Proposed **N/A**

12. **PARKING SPACES** - Number to be provided **15**

13. **SIGNAGE** - Free Standing **one (TBD)** Attached **none**

14. **FENCING** - Location **split rail along front boundary** Height **max. 4’**

15. **NEAREST WATER SUPPLY FOR FIRE PROTECTION** **Wilder Village**

16. **ESTIMATED VALUE OF PROPOSED WORK** **$250,000**

17. **IS THERE AN EXISTING DRIVEWAY?** **No**

18. **IF A SUBDIVISION** - Number of New Lots to be Created **None**
   - Do you request that the Town consider taking over maintenance of – Roads **No**
   - Or Park/Open Space **No**

---

**I HEREBY CERTIFY THAT THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.** (This certification must be signed by lot owners and applicants).

Applicant’s Signature: ____________________________ Date: 5/19/23

Lot Owner’s Signature: ____________________________ Date: 5/19/23

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The applicant retains the obligation to identify, apply for, and obtain any relevant local or state permits. Please call 802-282-6488 to speak with the State Permit Specialist.

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May 22, 2023

Jo-Ann Ells, Zoning Administrative Officer
Town of Hartford
Hartford Municipal Building, 2nd Floor, Room 201
171 Bridge Street,
White River Junction, Vermont 05001

RE: APPLICATION MATERIALS FOR HARTFORD SCHOOL DISTRICT OUTDOOR EDUCATION FACILITY, CHRISTIAN STREET, HARTFORD, VERMONT (Project No. 13289)

Dear Jo-Ann:

Please find attached an application, two sets of plans for site plan review, and a check in the amount of $374.80 for the referenced property. The Hartford School District (District) is seeking to construct an education building with a driveway, parking, and utilities. Additional permitting for the proposed project includes a driveway permit, an on-site wastewater disposal permit, and a public water supply permit.

Project Description

The District has owned the 15-acre subject parcel for a number of years. The parcel consists of approximately 10 acres of woodland and approximately five acres of open field. Wetlands within the easterly half of the parcel, as depicted on the site plans, were delineated in 2022. There are additional Class 2 wetlands on the westerly wooded area that appear on the State and Town mapping sources, but they were not delineated, as no disturbance is proposed in that location.

The Hartford Area Career and Technology Center (HACTC) Natural Resources program currently utilizes the parcel to train students to operate certain agricultural and forestry equipment such as tractors and mini-excavators. The District proposes to construct a one-room classroom building to provide its students with an enclosed and conditioned space that will enhance the use of the parcel by the HACTC and other District students of all grades for a variety of outdoor educational experiences. The District will utilize the space (the building, the field, the wetlands, and the woods) for field trips, outdoor classrooms, outdoor gardening, basic forestry classes, and wetlands ecology.

The proposed building will be barn-style, wood construction, single-story, slab-on-grade construction. It will consist of one classroom space, two water closets, and a mechanical space. A floor plan and an image of a barn-style building are attached. There will also be an unheated garage that will house equipment and vehicles used in the Natural Resources program that may include a tractor, a mini-excavator, and a mini bulldozer. As previously noted, the HACTC already uses the site to instruct students in the use of these types of equipment, and the garage will provide a secure, on-site location to store these vehicles. The parking area is designed to accommodate school buses that will transport students to the site. It includes two parking spaces
for school buses and 15 spaces for passenger vehicles, including one handicap accessible space. An on-site drilled well and an on-site wastewater disposal system will serve the building. Electric and communications services are available on Christian Street, and they will be extended to the building via buried conduit to the extent practical.

Hours of operation will coincide with typical school hours, weekdays between 8:00 AM and 4:00 PM. The site may also be used for summer educational and recreational programs. The District does not anticipate scheduling programs during evening or night-time hours.

Exterior lighting will be minimal. There will be down-cast lights over each doorway and two wall-mounted lights with sharp cut-off fixtures to illuminate the driveway and parking spaces directly in front of the building. Exterior lights will be controlled by motion sensors such that the site will not normally be illuminated at night.

A sign is proposed at the driveway entrance that will not be illuminated, yet it will meet the requirements of the Hartford Sign Ordinance. The District will apply for a sign permit separately.

Agriculture Overlay District

The parcel is within the Agriculture Overlay District. The proposed development meets the objectives of the overlay district to retain the maximum possible amount of agricultural land, maintain the scenic view of the parcel, minimize impact of prime and statewide agricultural soils, and preserve Hartford’s rural character and working landscape. Specifically, the building, the parking, and the on-site wastewater disposal system will be located in the southeast corner of the parcel, at the edge of the field, in order to avoid fragmentation of the farmland/open land. The driveway will be located in an existing right-of-way along the south boundary, such that this parcel and parcel 9-28, which is undeveloped but benefits from the right-of-way, may both utilize a single driveway access to Christian Street.

Conditional Use

A “School” is a conditional use in the R3 zoning district. In accordance with Section 260-1.A of the Hartford Zoning Code, the applicant presents the following information to address the approval criteria.

1. **Community Facilities:** The project will not result in an undue adverse impact on the capacity of planned or existing community facilities, including but not limited to, emergency services, municipal water or sewer, recreational facilities, the school system, or solid waste disposal facilities. The project does not introduce any new students or users of the emergency services, the recreational facilities, or the school system. The project will provide enhanced learning experiences for the existing student population of the District and the HACTC.

2. There will be no impact to the municipal water or sewer systems. There is an existing 12-inch diameter water main in Christian Street. However, the Hartford Department of Public Works informed us that the main has a low static pressure in this area and is near the limiting hydraulic grade line of the distribution system. Any connection to the system
in this area would require an updated hydraulic model demonstrating that the minimum pressures are met and that there is no adverse impact on other users. Consequently, the project proposes an on-site drilled well to serve the building. Municipal sewer does not serve this portion of Christian Street; therefore, an on-site wastewater system is required.

3. **Character of the area:** The project will maintain the rural character of the area by utilizing a barn-style architecture for the building and a split-rail fence along the road frontage. The building is located in the southeast corner of the site to preserve the existing field and woods in an unfragmented manner.

4. **Capacity of Roads and Highways:** The project will not have an adverse impact on the capacity of roads and highways. Students will be bussed to and from the site from their respective schools, minimizing the number of vehicles accessing the site. It is anticipated that one to three classes of students would be scheduled to visit the site on a given day, such that the anticipated traffic will be very few vehicle trips per day.

5. **Town of Hartford Bylaws:** To the best of our knowledge, the project will not conflict with any Town of Harford Bylaws.

6. **Utilization of Renewable Energy Resources:** Electric heat pumps will be utilized for the majority of the heating and cooling requirements of the building, supplemented with a propane fired heating system for colder temperatures.

Please let us know if you have any questions related to these application materials. We look forward to addressing staff review comments for the project and meeting with the Zoning Board of Adjustment and the Planning Commission for Site Plan Review.

Sincerely,

PATHWAYS CONSULTING, LLC

[Signature]

Ann G. Kynor, P.E.
Project Manager

AGK:aml

Enclosures

cc: Thomas DeBalsi w/enclosures
MEMORANDUM

TO: JO-ANN ELLS, ZONING ADMINISTRATOR

FROM: ANN G. KYNOR, P.E., PROJECT MANAGER

RE: RESPONSE TO STAFF COMMENTS, PROPOSED EDUCATIONAL BUILDING, LOT 09-0028-001, CHRISTIAN STREET (Project No. 13289)

DATE: JUNE 5, 2023

On behalf of the applicant, please accept the following responses to your comments/questions in your memorandum to Tom DeBalsi, dated May 26, 2023. Attached are revised site plans, dated June 5, 2023, submitted in support of these responses. Drainage calculations have been submitted to the Department of Public Works for review and approval under separate cover.

Our responses are provided in italics after each of the comments.

1. Please confirm that you understand that you retain the obligation to identify, apply for, and obtain any relevant local and state permits for this project. Please call 282-6488 to speak to the Regional State Permit Specialist, Rick Oberkirch.

   The applicant understands the obligation to obtain any relevant local and State permits for this project. We intend to apply for a public water supply permit and an on-site wastewater disposal permit for this site.

2. Please contact Tom Peltier, Fire Marshal, to discuss obtaining a Public Building permit. tpeltier@hartford-vt.org (295-3232).

   The applicant will contact Tom Peltier regarding obtaining a Public Building permit.

3. If you have not done so already, I encourage you to talk to Hartford’s Environmental Sustainability Coordinator, Dana Clawson, about energy efficiency options for your project. (dclawson@hartord-vt.org)

   The applicant understands the request to contact the Hartford Environmental Sustainability Coordinator.

4. Please contact the DPW about to discuss obtaining a driveway permit and to discuss the following comments from the DPW regarding this Permit:

   The culvert outlet is set 45 feet north of the inlet with a finished grade elevation set north of the 600-foot finished grade contour. Recommend shortening the culvert length to 40 feet and raising the finished grade elevation at the outlet to a minimum elevation of 600.25 feet to provide a minimum of 1 foot of cover and
headwall height above the top of pipe.

_We reduced the length of the culvert to 40 feet. The inlet of the culvert must be below the existing grade at the inlet side, and the culvert must be deep enough to provide a minimum of one foot of cover above the top of the pipe. We revised the diameter of the culvert to 24 inches to accommodate the 50-year storm event. For these reasons, the culvert outlet elevation is set at 598.0. An outlet elevation of 600.25 will not work._

- The detail sheet indicates the driveway and parking areas are to be finished with a densely graded crushed stone surface. Our transportation specifications require all commercial driveways approaching a paved road to have a paved apron extending to the right of way limits. Recommend revising the site plan and detail sheet accordingly.

_We added a paved driveway apron to Sheet 2 and included the Town driveway detail on Sheet 3._

- Christian Street is classified as a Rural Major Collector Highway. Our transportation specifications require that a culvert on this street be designed for the Q50 storm event. Recommend confirmation from the engineer that the 15” culvert is adequate to address the upstream runoff from a Q50 storm event.

_The drainage calculations for existing and proposed conditions for both the 10-year and 50-year storm events, using the TR-55 methodology, are attached. We revised the size of the culvert to 24 inches in diameter to accommodate the 50-year storm event._

5. Please address the following comments from the DPW regarding grading and drainage:

- The detail sheet shows an untitled detail for what appears to be a drip edge. This detail calls for filter fabric of an unknown type and to drain away from the building. It is unclear if this is intended to be a rooftop disconnection or infiltrative practice. Recommend the detail be titled and the filter fabric type be called out to clarify its purpose.

_The drip edges are intended to provide a splash zone for roof drainage. They are depicted on the north and south sides of the building on Sheet 2. We revised the detail to call out a Mirafi non-woven filter fabric that is typically used for this purpose. Roof drainage will flow via sheet flow away from the building as a rooftop disconnection practice._

- The site plan shows several lines labeled “ECS”. These lines, which are assumed to represent an erosion control practice, are not called out on the plan. In addition, one of the lines crosses finished grade contour 596. Recommend the line type be added to legend and the one line be moved out of the area of fill near contour 596.
We added the ECS, erosion control sock, to the legend on Sheet 2. We adjusted the location of the ECS on the plan as recommended.

- The site plan, detail sheet, and submittal documents provide no information on the potential increase in drainage run-off and any mitigation methods. Further, drainage is collected into a concentrated flow path (ditch) and outlets without any attenuation. The westerly Christian Street roadside ditch downstream of this property has a history of damage from heavy run-off coming from the fields and wetlands along this stretch of road. Recommend the engineer quantify and address the increase in run-off through low impact methods such as roof top disconnects, defined vegetated buffers, and converting concentrated flow to sheet flow, etc.

We performed drainage calculations for the 10-year and 50-year storm events. We added notes to Sheet 2 to identify the vegetated filter strips where drainage from the project will sheet flow across existing meadow terrain to provide treatment and groundwater recharge. We also added a 2-foot high gravel or stone berm at the north end of the parcel and the north end of the meadow (without impacting the wetland or the 50’ wetland buffer), which act as detention berms to reduce peak flows from the site to below pre-development peak discharge rates (as demonstrated in the drainage calculations). This concept is far less disturbing to the site and to the agricultural landscape than other types of detention facilities.

- The site plan indicates a site for a mound type wastewater disposal system bordering the 50-foot wide right of way for the future development of the adjoining lot in the rear. No finished grades, limits of leach field or basal area are shown on the plan. This location may restrict the future use of the right of way due to setbacks from the leach field to any road ditch. Recommend that the plan be revised to show the finished grades of the mound, the extent of the leach field, and demonstrate the ability to implement the placement and grading of a future road in the right of way. Further, the revised grading should show how rooftop and driveway runoff will be directed away from the wastewater disposal site.

We added the leach field and grading around it to Sheet 2. The leach field mound does not impact the right-of-way, and a road may be extended down the right-of-way without impacting the mound system. The leach field is sized for a design flow of 240 gallons per day, which is based on a maximum of 60 students (three classes of 20 students each) visiting the site on any day. Final design of the wastewater disposal system will be done following receiving Town approvals. Roof and road drainage will be directed around the mound.

6. Please outline how the application conforms with section 260-27 C of the Hartford Zoning Regulations which states:

C. Grading and drainage. The following provisions shall apply to any changes which affect drainage of water to or from a property:
(1) Any changes in grading shall be made so that runoff is directed to established drainage courses and will not cause ponding or flooding of other properties, or exceed the capacity of downstream drainage facilities.
(2) When possible, drainage systems shall be designed so that water runoff existing prior to site development shall not be increased after development.
(3) All changes in grade shall be controlled so as not to cause a nuisance or damage to other properties or erosion of topsoil.

The terrain along this section of Christian Street and its abutting lands slopes from south to north. Drainage calculations submitted to the Department of Public Works demonstrate that the post-development peak discharge rates at the north boundary line are less than the pre-development peak discharge rates for the 10-year and 50-year storm events. Drainage is discharged across the site and flows to the property boundary in a controlled manner using accepted practices of sheet flow, level spreaders, and stone weirs, such that the proposed development will not increase runoff or cause a nuisance or damage to other properties or erosion of topsoil.

7. In addition to the items listed above, please amend the plan set as follows:

- Add the Map Lot number to the title box (09-0028-001)
- Locate the proposed sign a minimum of 10’ from the front property line
- Consider providing some native/non-invasive foundation plantings
- Show a 30’ riparian buffer for the stream
- Include a turning movement plan demonstrating the turning radius is adequate for emergency vehicles, school buses, and delivery vehicles associated with the proposed use.

The revised plans include the requested amendments. No plants are proposed around the building foundation because the building is intended to resemble a barn in an agricultural setting. The turning movements for the Hartford Fire Department’s emergency vehicle template are shown on Sheet F, demonstrating that the vehicle can navigate successfully the proposed driveway and parking area. School buses and delivery vehicles are the same size or smaller and can also access the site.

8. What is the maximum class size?

Most of the learning will occur outside, but the number of students using the classroom building will not exceed the occupancy of the building. There are also outside education classes that do not use the building, such as the environmental classes that currently utilize the property, and these class sizes are not related to the occupancy of the building.

9. Please describe how you determined the necessary number of parking spaces.

There are a total of 15 parking spaces in the parking lot. The Table in Section 260-24.C(9)(a) provides parking requirements for various schools. High school requires the most parking spaces; therefore, we used the high school requirement of seven spaces per classroom as the basis for the parking count, doubling the number of spaces to account for overlap if one class is in session as another class arrives to the site. One of the parking
spaces is handicap accessible. Two of the parking spaces accommodate school buses.

10. Please acknowledge that during construction of the project, erosion and sediment control measures as specified in the most current edition of the Low Risk Site Handbook for Erosion Prevention and Sediment Control published by the Vermont Department of Environmental Conservation will be followed.

Note 1 on Sheet 4 includes this requirement.

11. Please acknowledge that you understand the following:

Before you commence construction, you need to schedule a preconstruction meeting with the Department of Public Works (DPW). You need to contact the DPW at least two weeks before you want to hold this meeting.

If this meeting results in any revisions to the approved plans, you must contact me to discuss amending your permit.

Note 27 on Sheet 3 includes this requirement.

12. Any approval will include a requirement that no structure, including construction/office trailers, signage, parking spaces or plantings may be placed in such a way that obstructs sight distance along the traveled way, at any intersection or driveway. Any signs, parking spaces or plantings found to obstruct sight distance will be required to be relocated. Please confirm that you understand this requirement and that all proposed structures and plantings meet this requirement or amend the plan accordingly.

Note 26 on Sheet 3 includes this requirement.

13. Please acknowledge that you understand that once the project is complete and before I can issue a Certificate of Occupancy you need to:

- Submit a photograph of the sign
- Submit written verification from a Professional Engineer licensed by the State of Vermont certifying that the project was constructed in compliance with the approved plans and Findings of Fact
- Record an Energy Code Certificate in the Land Records if required by the State

Please acknowledge that you understand these requirements.

The applicant understands these requirements.

14. Please acknowledge that you understand that construction of the project must comply with Section 260-31 B of the Hartford Zoning Regulations, which states:

"Earth moving and hauling, rock drilling or crushing, jack hammer and similar excessively loud equipment shall not be operated on Sundays or between the
hours of 5:30 p.m. and 7:00 a.m. except in emergency situations.”

Note 23 on Sheet 3 includes this requirement.

15. Please acknowledge that you understand that any stockpiling of materials related to the construction of the project must be located twice the distance of the height of the stockpiled materials from any public or private right-of-way or property boundary.

Note 24 on Sheet 3 includes this requirement.

16. Please email the following to me in a single email:

- Application form
- Plan set
- Project narrative
- Response to this memo

We will email you the above documents in PDF format and the response memo as a Word document on or before June 5, 2023.

17. Please submit 13 copies of:

- Application form
- Plan set
- Project narrative
- Response to this memo

We have included 13 copies each of the application form, the revised plan set, the project narrative, and this memorandum with the submission of this memorandum.
### Calculation Summary

<table>
<thead>
<tr>
<th>Label</th>
<th>CalcType</th>
<th>Units</th>
<th>Avg</th>
<th>Max</th>
<th>Min</th>
<th>Avg/Min</th>
<th>Max/Min</th>
<th>Description</th>
<th>PitSpec_r</th>
<th>PitSpec_t</th>
<th>Meter Type</th>
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<td>Site</td>
<td>Illuminance</td>
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<td>NA</td>
<td>Readings Taken @ 0'-0'' AFG</td>
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<td>10</td>
<td>Horizontal</td>
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<td>Parking Lot</td>
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<td>10</td>
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<td>Horizontal</td>
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### Luminaire Schedule

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<th>Symbol</th>
<th>Qty</th>
<th>Tag</th>
<th>Label</th>
<th>Arrangement</th>
<th>LLF</th>
<th>Description</th>
<th>BUG Rating</th>
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<tbody>
<tr>
<td>-H-</td>
<td>2</td>
<td>A</td>
<td>ALEDS4TWMY WS2</td>
<td>Single</td>
<td>1.000</td>
<td>ALEDS4TY, 40W, 3000K</td>
<td>B1-U0-G2</td>
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### Expanded Luminaire Location Summary

<table>
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<tr>
<th>LumNo</th>
<th>Tag</th>
<th>X</th>
<th>Y</th>
<th>MTG HT</th>
<th>Orient</th>
<th>Tilt</th>
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<tbody>
<tr>
<td>1</td>
<td>A</td>
<td>393.508</td>
<td>231.536</td>
<td>14</td>
<td>353</td>
<td>0</td>
</tr>
<tr>
<td>2</td>
<td>A</td>
<td>397.452</td>
<td>258.607</td>
<td>14</td>
<td>353</td>
<td>0</td>
</tr>
<tr>
<td>Total Quantity</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

---

**NOTE:**

- The lighting fixture schedule was created in CAD and the luminaire locations were recorded and subsequently reviewed for accuracy.

- The project was reviewed for alignment with the owner's specifications and the design codes.

- The lighting design was reviewed for compliance with the project's energy efficiency goals.

---

**Render Image - Top View**

---

**Prepared By:**

HOLBROOK ASSOCIATED
35 Reservoir Park Drive
Rochester, MA 02370

**Job Name:**

Harford School District
Outdoor Education Facility
Harford, VT

**Scale:** as noted

**Project ID:** 211312

**Date:** 6/19/2023

**Reps:** AH / JD

**File Name:** HSC Outdoor Facility.AGI

**Drawn By:** Jinney

---

The lighting features were designed to provide adequate illumination and energy efficiency. The design was reviewed and approved by the owner and the project's architect. The lighting design was reviewed for compliance with the project's energy efficiency goals. The lighting design was reviewed for alignment with the owner's specifications and the design codes. The lighting design was reviewed for compliance with the project's energy efficiency goals.
## Technical Specifications

### Field Adjustability

**Field Adjustable (Wattage):**  
Field adjustable light output in 3 discrete steps: Small Housing; 80W/60W/40W (factory default 80W)

**Compliance**

- **UL Listed:** Suitable for wet locations
- **IP Rating:** Ingress protection rating of IP66 for dust and water
- **IESNA LM-79 & LM-80 Testing:** RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
- **Dark Sky Conformance:** Dark Sky Approved in 3000K. Conforms to (allows for conformance to) the IDA’s fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

### LED Characteristics

**LEDs:** Long-life, high-efficacy, discrete, surface-mount LEDs

**Color Consistency:** 7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

**Color Stability:** LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

**Color Uniformity:** RAB’s range of Correlated Color Temperature follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2017.

### Electrical

**Driver:**
- **40W:** Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.34A, 208V: 0.20A, 240V: 0.17A, 277V: 0.15A
- **60W:** Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.50A, 208V: 0.30A, 240V: 0.25A, 277V: 0.22A
- **80W:** Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.67A, 208V: 0.40A, 240V: 0.34A, 277V: 0.30A

**Dimming Driver:**
- Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.
- **THD:** 2.32% @ 120V, 7.28% @ 277V
- **Power Factor:** 99.9% @ 120V, 96.5% @ 277V
- **Surge Protection:** Line to Line: 10kV, Line to Ground: 6kV

### Driver Info

- **Type:**
- **Watts:** 80W
- **Color Temp:** 3000K (Warm)
- **Color Accuracy:** 82 CRI
- **Lifespan:** 100,000 Hours
- **Lumens:** 10,172/7,517/5,468 lm
- **Efficacy:** 125.4/131.4/135.3 lm/W

### LED Info

- **Type:**
- **Constant Current:**
  - 120V: 0.67A
  - 208V: 0.40A
  - 240V: 0.34A
  - 277V: 0.30A
- **Input Watts:** 81.1/57.2/43.4W

## Color:

- **Bronze**

## Weight:

- **13.2 lbs**
Technical Specifications (continued)

<table>
<thead>
<tr>
<th>Performance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lifespan: 100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations</td>
</tr>
<tr>
<td>Wattage Equivalency: Equivalent to 250W Metal Halide</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>IES Classification: The Type IV distribution is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candela power at lateral angles from 90° to 270°.</td>
</tr>
<tr>
<td>Cold Weather Starting: The minimum starting temperature is -40°C (-40°F)</td>
</tr>
<tr>
<td>Ambient Temperature: Suitable for use in up to 40°C (104°F)</td>
</tr>
<tr>
<td>Housing: Die-cast aluminum</td>
</tr>
</tbody>
</table>

| Reflector: Aluminum reflector with white polycarbonate |
| Vibration Rating: 3G vibration rating per ANSI C136.31 |
| Effective Projected Area: EPA = 0.32 |
| Gaskets: High-temperature silicone gaskets |
| Finish: Formulated for high durability and long-lasting color |
| Green Technology: Mercury and UV free. RoHS-compliant components. |

<table>
<thead>
<tr>
<th>Installation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mounting: Wall mount</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sensor Specifications</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi Level Motion Sensor: /WS2 sensors use state-of-the-art surface mount technology (SMT), just like cellular phones and beepers. SMT gives you more reliability, greater RF Immunity. This compact sensor that can fit neatly where others cannot. This sensor technology automatically affects the state of operation for lighting systems or individual luminaries based upon detecting the presence or absence of movement for both people as they exit/enter, or for the motion of moving vehicles within the sensors viewing area. The wide 180° viewing angle can detect movement along the entire side of a building with only one compact sensor. The hard lens is molded as part of the case, vandalproof, rainproof, bugproof and absolutely sealed. Sensor functions best when movement is across its detection pattern, not towards the sensor.</td>
</tr>
</tbody>
</table>

| Handheld Wireless Configuration Tool: |
| Adjust settings using handheld wireless configuration tool (catalog# WSREM). Only available with 0-10V dimming driver options. Handheld wireless configuration tool available here. |

<table>
<thead>
<tr>
<th>Optical</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUG Rating:</td>
</tr>
<tr>
<td>BUG Rating 40W: B1 U0 G2</td>
</tr>
<tr>
<td>BUG Rating 60W: B1 U0 G2</td>
</tr>
<tr>
<td>Bug Rating 40W: B1 U0 G2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB’s warranty is subject to all terms and conditions found at rablinghting.com/warranty.</td>
</tr>
<tr>
<td>Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.</td>
</tr>
</tbody>
</table>
Dimensions

Features
0-10V dimmable standard
IP66 Rated
100,000-Hour LED lifespan
10-Year, No-Compromise Warranty

Ordering Matrix

<table>
<thead>
<tr>
<th>Family</th>
<th>Housing Size</th>
<th>Distribution</th>
<th>Mounting</th>
<th>Color Temp</th>
<th>Finish</th>
<th>Voltage</th>
<th>Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALED</td>
<td>S</td>
<td>4T</td>
<td>WM</td>
<td>Y</td>
<td></td>
<td></td>
<td>/WS2</td>
</tr>
<tr>
<td></td>
<td>S = Small (80W/60W/40W)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>M = Medium (150W/90W/78W)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>L = Large (260W/220W/170W)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>XL = Extra Large (385W/345W/300W)</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2T = Type II</td>
<td></td>
<td></td>
<td>Blank = 5000K</td>
<td>Blank</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>3T = Type III</td>
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<td></td>
<td>Cool</td>
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<tr>
<td></td>
<td>4T = Type IV</td>
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<td>SF = Slipfitter</td>
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</tr>
<tr>
<td></td>
<td>5T = Type V</td>
<td></td>
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<td>WM = Wall Mount</td>
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<tr>
<td></td>
<td>AT = Auto Dealership Optic</td>
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<td></td>
<td>Neutral</td>
<td>Blank</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>WM</td>
<td>Y = 3000K</td>
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<td>Warm ^1</td>
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<td>Blank ^2</td>
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</tr>
</tbody>
</table>

^1 Dark sky approved in 3000K, available only on Small and Medium fixtures
^2 480V available only on Medium, Large & Extra Large fixtures
^3 Wattstopper option available only on Large & Extra Large fixtures

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
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DRAFT
MINUTES
Zoning Board of Adjustment
June 23, 2023
CONTINUED FROM JUNE 21, 2023

Present: Steve Lagasse, Chair (03-07-25), Tom Franklin (04-04-25), Stephanie Gile (11-15-24), and Jo-Ann Ells, Zoning Administrator

Absent: Chris Lowe, Vice Chair (03-21-25), Alice Maleski (03-07-25), and Lannie Collins, Selectboard Liaison

Public Hearing

1. Application #05-23 by John Morlock (owner/applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a garage, lot 11-0003-004, 1489 Hillside Road, Quechee, in an RL-5 zoning district.

The Public Hearing was opened on June 21, 2023 and continued to June 23, 2023 in order to allow the Board to conduct a site visit.

Steve Lagasse noted that at the site visit the Board was able to view the proposed footprint of the garage, and the distance of 35’ and 40’ to the front property line.

It was noted that the applicant was requesting flexibility in the position of the garage as long as it was not closer than 35’ to the front property line. The Board agreed that this was a reasonable request.

Stephanie Gile commented that the site visit was helpful.

Abutter Ellen Kardon thanked the Board for conducting a site visit.

Steve Lagasse moved to close the Public Hearing. Stephanie Gile seconded, and the Public Hearing was closed.

It was noted that the Findings should include a statement that allowed the orientation of the garage to be moved within the same general footprint as long as the structure is no closer than 35’ to the front property line.

Steve Lagasse moved to approve the application with the noted change. Stephanie Gile seconded, and the motion passed unanimously.

Adjournment

Steve Lagasse moved to adjourn. Tom Franklin seconded, and the motion passed unanimously.

Respectively Submitted,

Alice Maleski, Clerk
Present: Steve Lagasse, Chair, Tom Franklin, Stephanie Gile, and Jo-Ann Ells, Zoning Administrator

Absent: Chris Lowe, Vice Chair, Alice Maleski, and Lannie Collins, Selectboard Liaison

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Abutter Ellen Kardon thanked the Board for conducting a site visit.

Steve Lagasse moved to close the Public Hearing. Stephanie Gile seconded, and the Public Hearing was closed.

It was noted that the Findings should include a statement that allowed the orientation of the garage to be moved within the same general footprint as long as the structure is no closer than 35’ to the front property line.

Steve Lagasse moved to approve the application with the noted change. Stephanie Gile seconded, and the motion passed unanimously.

Adjournment

Steve Lagasse moved to adjourn. Tom Franklin seconded, and the motion passed unanimously.

Respectively Submitted,

Alice Maleski, Clerk
Zoning Board of Adjustment Members/Terms:

Stephanie Gile 11-15-24
Alice Maleski 03-07-25
Steve Lagasse 03-07-25
Chris Lowe 03-21-25
Tom Franklin 04-04-25
Present: Steve Lagasse, Chair, Tom Franklin, Alice Maleski, Stephanie Gile, and Jo-Ann Ells, Zoning Administrator

Absent: Chris Lowe, Vice Chair and Lannie Collins, Selectboard Liaison

Steve Lagasse opened the Public Hearing, read the Hybrid Meeting Script, explained the Hearing process, reviewed the Interested Party Rule, reviewed the quorum rule, and administered the oath.

Steve Lagasse noted that an event at Town Hall that was occurring was making parking difficult and changed the order of the agenda in order to allow Stephanie Gile time to park/arrive before the first application was reviewed.

**Administrative Matters**

1. Public Comment

None

2. Minutes

Steve Lagasse moved to approve the minutes of May 17, 2023. Alice Maleski seconded, and the motion passed unanimously.

3. Administrative Permits

None

Stephanie Gile arrived.

4. Availability for the next Public Hearing

All anticipated being available for the July 26, 2023 Hearing.

**Public Hearing**

1. Application #04-23 by Emily Merwin and Colin Dutton (owners/applicants) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a garage, lot 12-0171-000, 229 Sugar House Road, Quechee, in RL-3 and RL-10 zoning districts.
Emily Merwin and Colin Dutton were present.

Jo-Ann Ells reviewed the application.

Colin Dutton noted that lumber from the property would be used to construct the garage and the property had been surveyed.

Stephanie Gile questioned why the garage could not be moved closer to the house. Colin Dutton noted that it was due to the grade and location of the well and septic.

Stephanie Gile thanked the applicants for staking the garage and providing photographs.

Steve Lagasse asked about the use of the existing woods trail. Emily Merwin noted that it is less than a class 4 road and rarely used.

Steve Lagasse asked about the height of the garage. Colin Dutton explained that it would be approximately 20’-22’ to the peak and 10’-12’ to the eve.

There was no public comment.

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

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

2. Application #05-23 by John Morlock (owner/applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a garage, lot 11-0003-004, 1489 Hillside Road, Quechee, in an RL-5 zoning district.

Kevin Mock was present.

Jo-Ann Ells reviewed the application.

Kevin Mock explained that the goal is to avoid an existing water line, preserve open land including a field that is hayed, and keep development near the road. He asked if the application was approved if the garage could be rotated as long as it was not closer to the road. Jo-Ann Ells noted the Board could allow this if they wanted. Stephanie Gile stated that at this point she was not sure if she was comfortable allowing this flexibility.

Tom Franklin that the garage was similar to existing development in the area, and he was supportive of the application.

It was noted that the stakes shown in the photographs were no longer in place at the property.
Stephanie Gile asked why the garage could not be located on the other side of the dwelling. Kevin Mock explained that it was proposed near the entrance to the dwelling.

Stephanie Gile stated she was having a hard time understanding why the front setback could not be met.

Steve Lagasse suggested a site visit and asked that the proposed footprint’s stakes be put back in place for the site visit.

Steve Lagasse asked if any trees would be removed. Kevin Mock stated that no trees would be removed.

The location of the property and proposed garage was discussed with abutter Ellen Kardon. She noted that she did not have any objections to the application.

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

The Board agreed that they wanted to continue the Hearing in order to conduct a site visit.

Steve Lagasse moved to re-open the Public Hearing. Stephanie Gile seconded, and the Public Hearing was re-opened.

Alice Maleski moved to continue the Hearing to 11AM, Friday, June 23, 2023 commencing with a site visit. Tom Franklin seconded, and the motion passed unanimously.

3. Application #06-23 by The Town of Hartford School District (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a school/educational building, lot 09-0028-001, Christian Street, Hartford, in an agricultural overlay district and R-3 zoning district.

Jonathan Garthwaite was present.

Jonathan Garthwaite gave an overview of the project. He noted that the site would be accessed via an existing undeveloped right-of-way which would limit the number of curb cuts in the future if the lot benefitting from the right-of-way was developed.

Steve Lagasse asked for a description of the proposed activities.

Jonathan Garthwaite explained that the high school's Natural Resource program students would be practicing surveying and operating equipment (i.e. small tractor, mini-bulldozer, chainsaws), and that District students would participate in nature-based learning. He added that the building would include an area for equipment to be stored, that activities would occur for a few hours at a time, and that the property would not be permanently staffed.
Jonathan Garthwaite noted that locating the building and parking in the southeast corner of the lot keeps development out of the woods and wetlands.

There was a discussion regarding the possibility of relocating the access and development to the north to be more compatible with the character of the residential area.

Jonathan Garthwaite noted that the location of wetlands, the powerline easement, and ability to treat stormwater limit development of the lot to the north.

There was a discussion regarding the parking calculation and turning radius for vehicles using the lot.

Alice Maleski stated that she preferred the proposed location in the southeast corner of the lot.

Tom Franklin stated that he was supportive of the proposed use. He asked why 15 parking spaces were needed. Jonathan Garthwaite explained that they want to provide adequate parking spaces to keep vehicles from parking along the road.

It was noted that occupancy of the building would not be more than 30 people, but may be less if restricted by the Fire Marshal.

There was a lengthy discussion about parking including the calculation, the possibility of reducing the number of parking spaces, the need for turning radius of a ladder truck, and the possibility of locating the parking behind the building.

Stephanie Gile suggested that the applicant contact the State Wetlands Ecologist about allowed uses near/in a wetland. She added that the applicant should consider posting the wetlands with signage to avoid an inadvertent intrusion.

Steve Lagasse commented that he supported allowing 15 parking spaces because that should preclude anyone parking on the street.

Steve Lagasse asked for comment from Interested Parties.

Liz Storn noted she supports the proposed use and reviewed several concerns:

- Size of the parking area
- Location of the access
- Location of the parking in front of the building
- Lack of a gate to restrict off hour access
- Lack of a sidewalk on Christian Street
- Lack of screening on the south side of the lot (near her dwelling)

Ann Johnson noted she supports the project and voiced the following concerns:

- Speed of existing traffic on the road
Lack of a shoulder or turning lane to get vehicles off the road before entering the property

Drainage/stormwater management – making sure it is adequate given the lot is very wet

Lily Roberts noted she shared many of the concerns raised.

Selina French stated she is concerned with the existing speed on the road and limited sight distance from the property.

Liz Storn added that she is not in favor of motion-activated security lights.

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

Steve Lagasse moved to enter a Deliberative Session. Tom Franklin seconded, and the motion passed 3-1 with Alice Maleski opposed.

Steve Lagasse moved to re-open the Public Hearing. Tom Franklin seconded, and the motion passed 3-1 with Alice Maleski opposed.

Steve Lagasse noted that the Board wanted to continue the Hearing so the applicant could address the following:

- Generate an alternate configuration with the building moved to the east, with the parking area behind the structure
- Provide additional information regarding the need for 15 parking spaces
- Provide information regarding the minimum turning radius for the vehicles that will use the property (i.e. will a ladder truck need access)
- Include a gate on the original and alternative plans (coordinate with the Fire Department)

Tom Franklin moved to continue the Hearing to July 26, 2023 and added that the applicant must submit the information outlined by Steve Lagasse to Jo-Ann Ells by noon, July 5, 2023. Steve Lagasse seconded, and the motion passed unanimously.

Adjudgment

At 9:20 p.m., Alice Maleski moved to adjourn. Stephanie Gile seconded, and the motion passed unanimously.

Respectively Submitted,

Alice Maleski, Clerk
Zoning Board of Adjustment Members/Terms:

Stephanie Gile 11-15-24
Alice Maleski 03-07-25
Steve Lagasse 03-07-25
Chris Lowe 03-21-25
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