

**DRAFT
MINUTES
Zoning Board of Adjustment
May 5, 2021**

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

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

Absent: Alice Maleski and Scott Snyder

Public Hearing

Steve Lagasse read a script as required to hold a remote Public Hearing.

Steve opened the Public Hearing, took a roll call, explained the interested party rule, and administered the oath.

Steve explained that applicants could request a continuance because only a quorum of the Board was present, and a vote would need to be unanimous to pass.

Steve noted that items #2 on the warned agenda would be continued to the Board's meeting in June.

1. Application #03-21 by Tracey and Thomas Sherry (owners/applicants) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a garage and deck, lot 42-0046-000, 234 Highland Ave, Wilder, in a R-1 zoning district.

Tracey Sherry was present.

Steve acknowledged that his lives next to the applicants and stated that he did not believe he had a conflict of interest and therefore could participate in the review. There were no objections.

Jo-Ann Ells noted that the Board had approved a setback waiver in December 2020 and that the applicants had come up with a new layout. She turned things over to the applicant to explain.

Tracey stated that there were several reasons for the changes including the cost of construction. She reviewed the proposed project and need for a setback waiver.

Tom Franklin asked about the proximity to the setback line for the project approved in 2020 and the current project. Tracey stated that she was unsure of the exact footage.

Chris Lowe asked about the distance between the structure and paved portion of the street. Tracey noted there was approximately 8-10' of grass between the pavement and property line.

There was a discussion about setbacks for existing structures in the neighborhood. Steve commented that the applicants' proposal was not out of line with the neighborhood.

Steve asked about the height of the proposed garage. Tracey said it would be one story. She added that they were still discussing if the roof would be a shed roof or a gable roof and that they plan to landscape the area on the west side of the garage and add windows on the west side of the garage.

It was noted that the DPW did not voice any concerns regarding stormwater runoff and that the applicants had not decided if the driveway would be paved or hardpacked.

Steve noted he would like to require that the roof be a gable roof, that the height of the garage be a maximum of 16' and that the ridgeline run north south.

There was no public comment.

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

Jo-Ann reviewed the changes to the Findings of Fact and noted she would get the written changes to Steve for review.

Chris moved to approve the application with the noted changes. Tom seconded and the motion passed unanimously.

Administrative Matters

1. Minutes

Chris moved to approve the minutes of April 7, 2021 as drafted. Tom seconded and the motion passed unanimously.

2. Projects that received administrative approval

None

3. Availability for the next Public Hearing (June 9, 2021)

Everyone anticipated being available for the June Hearing.

4. Public comment

None

Public Hearing

Jo-Ann explained that the applicants for application #04-21 had requested a continuance because only a quorum of the Board was available.

Steve moved to continue application #04-21 to the Board's hearing scheduled for June 9, 2021. Chris seconded, and the motion passed unanimously.

Adjournment

At 7:10 p.m. Chris moved to adjourn. Tom seconded, and the motion passed unanimously.

Respectively Submitted,

Alice Maleski, Clerk