

APPROVED MINUTES

Zoning Board of Adjustment

January 23, 2019

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

Absent: Alice Maleski

Public Hearing

1. Application #02-19 by Ninety-Three South Main, LLC (owner) and Twin Pines Housing Trust and H.V. Nonprofit Inc. (applicants) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a multi-family dwelling, lot 22-0087-000, 1965 Hartford Avenue, Wilder, in an R-1 zoning district.

The hearing was continued from January 16, 2019.

The Board conducted a site visit at 2PM and reconvened following the site visit at Town Hall. Applicant representatives Andrew Winter, Kristine McDevitt, Gregg Gossens, Shannon Harrington, property owner Buff McLaughry, and several neighbors and Interested Parties were present at both the site visit and the public hearing

Jo-Ann Ells distributed a letter from Interested Party Sarah Blum dated January 23, 2019 and an email from Angela Emerson dated January 22, 2019. The Board members reviewed both.

Steve Lagasse administered the oath.

Steve Lagasse asked if the applicants had any new testimony, which they did.

Andrew Winter gave an overview of the email from Angela Emerson and stated that Twin Pines Housing Trust takes the clean-up seriously.

Kevin Geiger from the Two River Ottauquechee Regional Planning Commission gave an overview of the Brownfield cleanup program and noted that the State and EPA will be involved. It was noted that the clean-up was expected to take weeks (not months) to complete and that the people doing the work are licensed and approved by the State.

Andrew Winter introduced the project architect Gregg Gossens.

Gregg Gossens explained that when the building was designed, the Secretary of the Interior's guidelines for development in an historic area were considered. He described the goal of the guidelines as having development that is "of its time" and compatible with the area. He listed the guidelines as:

- Scale

- Proportion
- Setback
- Massing
- Rhythm
- Materiality

Greg Gossens reviewed the ways in which the proposed development was compatible with the village. He noted that there was no intent to cut down trees or remove fences.

Chris Lowe asked whether solar panels mounted on the roof in the future would be visible from ground level, and Greg Gossens stated that any PV panels would be mounted horizontally, and thus minimally visible.

Gregg Gossens pointed out that the proposed trees along the front of the lot will match the trees along Route 5.

Marcy Bartlett asked if the building would have a basement. Gregg Gossens stated that the building would not have a basement.

Carolyn Hooper Goetinck voiced concern that the proposed building did not match the character of the neighborhood. Gregg Gossens responded that the design was not intended to match, but to be compatible. He added that changing the roof design from flat to gabled would result in incompatible massing.

Shannon Harrington reviewed the design of the stormwater treatment system. There was a discussion about designing the project such that the snow from the snow storage areas fully drains to the stormwater system. Andrew Winter added that there is not a lot of room to store snow so it will need to be removed regularly.

Andrew Winter introduced Bob Haynes of Green Mountain Economic Development Corp. (GMEDC). Bob Haynes stated that the site was one of the highest priority cleanup sites in the region, and that it has been a priority of GMEDC for several years to get the lot cleaned up. He added that housing is needed and employers have a hard time finding employees due to the lack of housing.

Steve Lagasse asked if any Interested Parties had new testimony, which they did.

Marcy Bartlett stated that drainage on Hartford Avenue had been a problem in the past. Shannon Harrington stated that drainage on Hartford Avenue is addressed in the access permit issued by VTrans.

Gary Farnsworth asked if any new fencing would be installed. Andrew Winter responded that there were no plans to install new fencing, but they were willing to do so if requested.

Cathy Melocik read a section of the Hartford Master Plan describing the Village of Wilder and questioned if the design of the proposed building fit in. Marcy Bartlett commented that she

would appreciate it if the design of the building could be changed to fit better with the neighborhood. Cynthia Monroe concurred and asked that brick be considered for the façade.

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

Steve Lagasse moved to enter into deliberative session. Chris Lowe seconded and the motion passed unanimously.

When the Board returned, Steve Lagasse reminded everyone that the hearing was closed.

Jo-Ann Ells reviewed three conditions that the Board wanted regarding melting snow and landscaping.

Chris Lowe moved to approve the application with the conditions as noted. Tom Franklin seconded and the motion passed unanimously.

Scott Snyder thanked the applicants, the Interested Parties, and the public for their testimony, which aided the Board with its deliberations.

Adjournment

At 4:45p.m. the hearing was adjourned.

Respectively Submitted,

Alice Maleski, Clerk