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

Absent: Alice Maleski (03-07-25), and Lannie Collins, Selectboard Liaison

Public Hearing

Steve Lagasse opened the Hearing, read the hybrid meeting script, asked people to sign in, explained the Hearing process, administered the oath, and took a roll call.

1. Application #01-23 by Catamount Self Storage, LLC (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a self-storage facility, lot 08-0090-000, Route 14, White River Junction, in an IC zoning district. (Continued from March 8, 2023)

Nick Tsouknakis, Jeff Goodrich, Skip Nalette, and David Grayck were present.

Jo-Ann Ells noted that the application was continued from the Board’s Hearing in March and asked the applicant to review new materials.

Jeff Goodrich noted that the following had been submitted as outlined in Jo-Ann Ells’ memo of April 4, 2023:

- Revised Plans
- Self-Storage Perspective/Elevation
- RV Storage Perspective/Elevation
- Photometric and Light Specifications and Details
- Electrical, Lighting and Cameras Brochure
- Existing Conditions Worksheet
- Proposed Conditions Worksheet

He explained that a Turning Movement Plan for a Tractor Trailer was not provided as the applicant is not proposing tractor trailer access.

Chris Lowe asked that the proposed fencing be shown on all applicable sheets in exhibit #2.
Jeff Goodrich noted that the Planning Commission had requested that the proposed row of red cedars be extended to the capped rebar.

Steve Lagasse asked that the applicant make sure that the lighting fixtures are installed correctly.

Steve Lagasse asked for public comment.

Abutter Michael Lazar introduced himself. He asked why the elevation numbers on the plans for his project and this project were so different. Jeff Goodrich explained that assumed data was used for the Lazar property and State plane coordinates were used for the Catamount site.

Michael Lazar asked about the three squares in the center building as indicated on the plans.

Nick Tsouknakis stated that they were areas for a kiosk, hallway, and building/unit examples. David Grayck questioned the relevancy of the question.

Michael Lazar requested that screening be required between the facilities and submitted a warranty deed and a single page of a deed which he described as depicting the right to plant landscaping in the 50’ right-of-way and suggested landscaping could alternatively be planted on the applicant’s western property line.

David Grayck stated that he did not agree that landscaping could be placed in the right-of-way and noted it was his opinion that this was a property right issue which was not for the Board to decide.

Jeff Goodrich reviewed the existing stormwater system on the Lazar property and in the 50’ right-of-way on, and the proposed stormwater system for the applicant’s project.

Steve Lagasse asked if there was room for plantings on the western side of the applicant’s lot, outside of the 50’ right-of-way. Skip Nalette explained that there is approximately 1 ½’ of grass in this area which is not sufficient for plantings.

Jeff Goodrich commented that Michael Lazar was not required to plant along his eastern boundary, adjacent to the right-of-way, and questioned the practicality of planting landscaping between two self-storage facilities.

Chris Lowe noted that he felt screening between identical uses and landscaping along the road was different.

Michael Lazar reviewed his stormwater system and questioned the applicant’s right to connect to an existing catch basin in the 50’ right-of-way that he installed. David Grayck stated that Michael Lazar’s right to use the 50’ right-of-way is limited, and the Zoning Board Hearing is not the appropriate forum to litigate property rights.

The Board concurred that their review authority did not include resolving property right disputes.
Steve Lagasse moved to close the Public Hearing. Stephanie Gile seconded, and the motion passed unanimously.

Steve Lagasse polled the Board about requiring slats in the chain link fence. The Board was split on the issue.

Jo-Ann Ells reviewed changes to the draft Findings of Fact as discussed during the Public Hearing.

Chris Lowe moved to approve the application with the changes as noted by Jo-Ann Ells. Stephanie Gile seconded, and the vote passed unanimously.

2. Application #02-23 by Chorro, LLC (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations to convert a single-unit dwelling to a two-unit dwelling, lot 45-0258-000, 261 South Main Street, White River Junction, in an CB zoning district.

Tim Sidore and Jim Wasser were present.

Jo-Ann Ells told the Board that the Planning Commission had approved the parking reduction as requested.

Jim Wasser reviewed the application.

Chris Lowe asked if angled parking spaces would work. Jim Wasser explained that there was no room without using a portion of the Town right-of-way which is not allowed.

Chris Lowe asked about exterior improvements. Jim Wasser noted that they might open up the porch. Tim Sidore added that they may update the siding.

Tom Franklin commented that it was nice to get another dwelling unit downtown.

There was no public comment.

Steve Lagasse moved to close the Public Hearing. Stephanie Gile seconded, and the motion passed unanimously.

Tom Franklin moved to approve the application. Stephanie Gile seconded, and the vote passed unanimously.

Administrative Matters

1. Minutes
04-18-23

Steve Lagasse moved to approve the minutes of March 8, 2023 as prepared. Tom Franklin seconded, and the motion passed unanimously.

2. Elect Officers

Tabled until the full Board could participate.

3. Administrative Permits

None

4. Availability for the next Public Hearing

All Board members anticipated being available for the May 17, 2023 Hearing.

5. Public comment

None

Adjournment

At 7:07 p.m., Steve Lagasse moved to adjourn. Chris Lowe seconded, and the motion passed unanimously.

Respectively Submitted,

Alice Maleski, Clerk