

**DRAFT MINUTES**

**Zoning Board of Adjustment**

**May 1, 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**

Steve Lagasse opened the Public Hearing, explained the interested party rule and administered the oath.

1. Application #05-19 by Sam's Properties, LLC (owner) and Michael and Sherie Laraway (applicants) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations to convert an existing commercial building to office and warehouse space, lot 42-0134-001, 239 Hazen Street, White River Junction, in a CB zoning district. (*Continued from March 27, 2019*)

Michael and Sherie Laraway were present.

Jo-Ann Ells reviewed the draft Findings of Fact.

The Board discussed the proposed hours of operation. Several members expressed concern with the early morning and late night hours. Ultimately, it was agreed that the hours would be reduced from 6:00 a.m. - 10:00 p.m. as proposed to 7:00 a.m. - 9:00 p.m. Steve Lagasse noted that the applicants have the ability to request that this be changed in the future.

There was a brief discussion about snow removal. It was noted that snow will likely need to be removed from the site as room for snow storage is limited.

Tom Franklin asked if the spot light had been removed. Mike Laraway noted that it will be removed soon.

It was confirmed that the applicant would need to discuss the need for a grease trap with DPW if the uses change.

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

Tom Franklin moved to approve the application with the reduced hours as discussed. Steve Lagasse seconded and the motion passed unanimously.

## **Administrative Matters**

### 1. Minutes

Steve Lagasse moved to approve the minutes of March 27, 2019. Scott Snyder seconded and the motion passed unanimously.

### 2. Projects that received administrative approval

Jo-Ann Ells explained that a permit was issued administratively to convert Haun Welding to warehouse space.

### 3. Availability for the next Public Hearing

All members anticipated being available for the June 5<sup>th</sup> Hearing.

### 4. Public comment

The Board discussed a recent appeal of one of their decisions.

## **Adjournment**

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

Respectively Submitted,

---

Alice Maleski, Clerk