

DRAFT MINUTES

Zoning Board of Adjustment

June 5, 2019

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

Absent: None

Public Hearing

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

1. Application #06-19 by Colin and Claudia Palmer (owners/applicants) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for an Accessory Dwelling Unit, lot 02-0125-000, 3782 Quechee West Hartford Road, West Hartford, in RL-3 and Rural Lands zoning districts.

Colin and Claudia Palmer were present.

Jo-Ann Ells reviewed the draft Findings of Fact.

It was noted that no permit was required from the State Wetlands Biologist.

Alice Maleski noted she was an acquaintance of Claudia Palmer and she did not believe it would affect her decision. No one had any concerns with her participating in the review of the application.

Scott Snyder asked how the orientation of the new dwelling was chosen. Colin Palmer stated that it would afford both dwellings privacy.

Steve Lagasse asked how the main house would be converted from a three bedroom to a two bedroom. Colin Palmer stated that a closet would be removed and the room used as an art studio.

Scott Snyder asked for confirmation that cars will have room to turn around before exiting the driveway. Colin Palmer stated that they would have room to turn around noting the driveway will be widened and the shed adjacent to the driveway removed.

There was no public comment.

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

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

2. Application #07-19 by Phil and Elizabeth Edson (owners) and Aimee Goodwin (applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for an Adoption/Education/Volunteer Center for the Student Rescue Project, lot 45-0121-000, 53 North Main Street, White River Junction, in the CB zoning district.

Elizabeth Edson and Aimee Goodwin were present.

Aimee Goodwin gave an overview of the project.

Chris Lowe asked for confirmation that the dogs would not spend the night at the center. Aimee Goodwin stated that the dogs would go home with foster families for the night. She added that only in an emergency would a dog stay overnight and in that event someone would stay with them.

Aimee Goodwin explained that the center would be “dog friendly” and well-mannered dogs would be welcome to visit. She added that waste bags and a receptacle would be provided. It was noted that a sign needed to be posted that “well mannered” dogs are welcome and that the adjacent green space owned by the town is not part of the center.

Steve Lagasse suggested that a sign be posted to remind people that dogs must be on a leash.

Alice Maleski asked about the maximum number of dogs that would be at the center. Aimee Goodwin stated that a maximum of 12 dogs available for adoption would be at the center at any one time.

Alice Maleski asked about food safety laws for the bakery counter. Aimee Goodwin stated that she had been in touch with the State Health Department and would follow their rules.

Responding to a question about hours of operation, Aimee Goodwin stated that evening hours would be for events and hours would likely be staggered when dogs would be dropped off/picked up.

Steve Lagasse stated that a sign needed to be posted to remind people that parking at the Tip Top lot is not allowed.

Dennis Brown noted that there is an apartment in the building and asked about noise. Elizabeth Edson stated that she owns and lives in the building with her husband and mother and was not concerned about noise.

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

Jo-Ann Ells reviewed changes to the Findings of Fact.

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

3. Application #08-19 by the Hartford School District (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for an addition to the Wilder School and approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a shed, lot 22-0133-000, 160 Norwich Avenue, Wilder, in an R-1 zoning district.

Tom DeBalsi and Brian Lane-Karnas were present.

Brian Lane-Karnas gave an overview of the project.

Steve Lagasse asked about the request for a setback waiver for one of the proposed sheds.

Brian Lane-Karnas showed the proposed location on an aerial map.

Steve Lagasse asked about the height of the shed. Brian Lane-Karnas stated that it would be one story.

Tom Franklin asked if the parking on Locust Street and ramp at the front door would be removed. Brian Lane-Karnas confirmed that they would.

Brian Lane-Karnas reviewed the stormwater design.

There was a discussion about the existing and proposed drop off patterns.

The Board reviewed the photometric plan. It was confirmed that the intent was not to light the basketball court at night.

It was agreed that the fence on the west side of the lot needed privacy slats and that the plans needed to be amended by the Landscape Architect, for review by the Chair and Vice Chair, to show the spacing of the proposed arborvitae such that they will form a hedge.

George Albrecht expressed concern with the amount of outdoor space for students and the size of the parking area.

Brian Lane-Karnas explained that staff was increasing from 11 to 38 and therefore the parking for staff and visitors was needed. He added that a play structure will be installed next to the proposed basketball court.

George Albrecht stated that the existing pine trees are a hazard and need to be maintained. Tom DeBalsi stated that he would take care of it.

Len Brown submitted a letter to the Board and voiced concerns with the size of the parking area, lights from vehicles, and questioned the value of a basketball court.

Chris Lowe asked about the placement of the sheds. Brian Lane-Karnas explained that they will be used to store play equipment so they are located adjacent to the outside play area and have been placed to conserve green space. The Board reviewed the criteria for a setback waiver.

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

Jo-Ann Ells reviewed changes to the Findings of Fact.

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

4. Application #09-19 by Greg Castell (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a self-storage facility, lot 14-0057-000, Kline Drive, White River Junction, in a HC zoning district.

Greg Castell and Amanda Raab were present.

Amanda Raab gave an overview of the project.

Gregg Castell noted that the facility will be similar to the recently permitted facility on Route 14/Cope Lane.

Greg Castell stated that security was important and there would be adequate lighting and cameras.

Scott Snyder questioned if the width of the access and turning radii was adequate to get larger vehicles into the outdoor storage area. Amanda Raab stated that it was adequate. Greg Castell added that he will manage the storage of items in the outdoor area.

Amanda Raab stated that they may decide that they want to expand the size of the office. Jo-Ann Ells noted that they would need to contact her to discuss a permit amendment.

Gregg Castell stated that he planned on being on site less than 16 hours a week. Amanda Raab added that a bathroom was not required by the State.

Steve Lagasse asked if there was any public comment.

Michael Haxton stated asked who plows the private road. The Board did not know the answer to this question.

Steve Lagasse moved to close the Public Hearing. Scott Snyder seconded and the Public Hearing was closed.

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

Administrative Matters

1. Minutes

Steve Lagasse moved to approve the minutes of May 1, 2019 as presented. Chris Lowe seconded and the motion passed 4-0-1 with Alice Maleski abstaining.

2. Projects that received administrative approval

None

3. Availability for the next Public Hearing

All Board members anticipated being available for the July 10th hearing.

4. Public comment.

None

Adjournment

At 9:15 p.m. Alice Maleski moved to adjourn. Tom Franklin seconded, and the motion passed unanimously.

Respectively Submitted,

Alice Maleski, Clerk