

**DRAFT MINUTES**  
**Zoning Board of Adjustment**  
**September 18, 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 #11-19 by Mikro Haus, LLC (owner) and David Benedict (applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for approval of a two family dwelling, lot 13-0028-001, Woodstock Road/Severance Drive, Quechee, in a RL-1 zoning district.

David Benedict was present.

Jo-Ann Ells reviewed the draft Findings of Fact.

It was clarified that two pre-fab dwelling units would be connected by a deck to form a two-family dwelling.

There was a brief discussion about the need to install a guardrail and close out the permit on the access drive.

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. Steve Lagasse seconded and the motion passed unanimously.

2. Application #12-19 by New England Central Railroad, Inc. (owner) and Execusuite, LLC (applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for amendments to a Parking Facility, lot 46-0047-000, Gates Street, White River Junction, in the CB zoning district.

Tim Sidore and Adam Morse were present.

Jo-Ann Ells noted that the Board had approved the parking lot and that the application was for additional parking spaces.

Adam Morse reviewed the changes from the approved site plan.

Jo-Ann Ells noted that an additional access point would be provided from 132 South Main Street should the applicant move forward with plans to develop that lot.

Chris Lowe voiced his concern that there was no room on site reserved for snow storage, the effort needed to clear snow from the site and the impact on the downtown from trucking snow.

Eric Bunge suggested that several parking spaces be used for snow storage.

Jo-Ann Ells noted that all of the parking spaces are needed to support another project the applicant is in the process of permitting.

Tim Sidore commented that there will be management and communication with the users of the parking spaces for snow removal.

There was a discussion about the possible number of truck trip that would be needed to clear a 4” snow storm.

It was suggested that the permit include a time period for snow removal. Dennis Brown stated that the intent should be to remove the snow a.s.a.p. and the applicant should figure out how to do that.

Scott Snyder asked where snow would be trucked to. Tim Sidore stated that it would depend on the contractor.

Scott Snyder asked about the impact of traffic on Gates Street. Steve Lagasse stated that the existing parking lot is not a problem and that he did not anticipate that the additional parking spaces cause a problem.

Chris Lowe noted that he continued to be concerned with the impact of truck traffic on the downtown from snow removal.

Steve Lagasse noted that snow removal needs to be timely or the municipal lot will be impacted.

The existing and proposed lighting was reviewed. Steve Lagasse questioned if some of the eastern park of the lot would be adequately lit. It was agreed that the Chair of the Board and Zoning Administrator would visit the site after the lighting was installed to determine if it is adequate and if it is not the applicant would install additional lighting.

It was suggested that the Findings of Fact be amended to include wording that snow will be removed in a timely fashion.

There was no additional public comment.

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

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

Alice Maleski moved to approve the application with the changes as noted. Chris Lowe seconded and the motion passed unanimously.

### **Administrative Matters**

1. Minutes of June 5, 2019

Alice Maleski moved to approve the minutes of June 5, 2019. Scott Snyder seconded and the motion passed unanimously.

2. Projects that received administrative approval

No administrative permits were issued since the last meeting.

3. Availability for the next Public Hearing

Everyone anticipated being available for the October hearing.

4. Public comment

None

### **Adjournment**

At 8:00 p.m. Alice Maleski moved to adjourn. Tom Franklin seconded, and the motion passed unanimously.

Respectively Submitted,

---

Alice Maleski, Clerk