

**DRAFT
MINUTES
Zoning Board of Adjustment
March 16, 2022**

Present: Steve Lagasse, Alice Maleski, Tom Franklin, Stephane Gile, Lannie Collins, Selectboard Liaison, and Jo-Ann Ells, Zoning Administrator

Absent: Chris Lowe

Public Hearing

Steve Lagasse opened the Hearing, read the Act 92 hybrid meeting script, and took a roll call.

1. Application #02-22 by Peter and Kasia Novak (owners/applicants) for approval under sections 260-25 and 260-52 of the Hartford Zoning Regulations for a setback waiver and improvements in the riparian buffer, lot 07-0065-000, 2448 Quechee Main Street, Quechee, in a RL-1 zoning district.

Toby Dayman was present to represent the applicants.

Toby Dayman gave an overview of the application including location of the property, current development, description of the lot features including parcel size, proximity to the river and riparian buffer. He explained that the proposal includes intrusions into the front setback and riparian buffer.

He noted that the proximity of the proposed additions to the front property line are similar to the structures on either side of the lot and the majority of the intrusion into the riparian buffer is from a small part of the expanded parking area. He noted that the location of the proposed buried propane tank was based on the proximity to the parking area for access and the requirement that it be located 10' away from the dwelling and property line.

Toby Dayman explained that an engineer, Jon Harington, had reviewed the project for erosion control and water quality.

Tom Franklin noted that section 260-25 of the Zoning Regulations requires the Board to consider if the project can be moved outside of the riparian buffer. He noted this would be difficult due to the constraints of the lot.

Toby Dayman confirmed that the applicants hope to be able to keep (and treat if necessary) the ash trees.

Steve Lagasse questioned if there was adequate room for vehicles to turn around and exit the property facing forward.

Steve Lagasse asked about the total amount of material being added/moved on site. Toby Dayman state that he would need to calculate it.

Steve Lagasse asked how the propane tank would be accessed for filling. Toby Dayman explained that there are stairs proposed off the parking area for access.

The Board discussed the height of the proposed addition and slope of the proposed roof.

The Board agreed that they would like to conduct a site visit to review the parking area. Steve Lagasse asked that Toby Dayman stake the proposed driveway and parking area. Toby Dayman offered to prepare a turning movement plan.

Alice Maleski moved to continue the application to a site visit on Tuesday, March 29, 2022, at 2:00 PM followed by the continuation of the Public Hearing at Town Hall. Tom Franklin seconded, and the vote passed unanimously.

Stephanie Gile asked about the permeability of the proposed stone terrace. Toby Dayman explained that there would be pervious joints and the goal is to let water pass through the stones.

Jo-Ann Ells noted she reviewed the application with the Town Planner who was the key staff person when the riparian buffer rules were written, and he was not concerned about the application.

Steve Lagasse concluded comment and noted the continuance.

There was no public comment.

2. Application #03-22 by Mark Zeytoonjian and Aditya and Skyler Joshi (owners/applicants) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for the addition and on-site movement of fill for a driveway and site improvements for house site #3, lot 07-0047-000-H3, Galaxy Hill Road, Quechee, in the Red Barn Farm Planned Development.

Ann Kynor was present on behalf of the applicants.

Ann Kynor reviewed the location of the driveway and building envelope on the survey noting that the applicants have a pending application before the Planning Commission to move the driveway.

Ann Kynor reviewed the proposed grading plan.

Tom Franklin asked if materials would be added to the site. Ann Kynor noted only select materials would be added.

Ann Kynor noted that the house was still being designed.

There was no public comment.

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

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

3. Application #04-22 by Mark Zeytoonjian (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for the addition and on-site movement of fill for driveways and site improvements for house sites #7 and #8, lot 07-0047-000-H7 and 07-0047-000-H8, Galaxy Hill Road, Quechee, in the Red Barn Farm Planned Development.

Ann Kynor was present on behalf of the applicant.

Ann Kynor explained that the approved subdivision included a shared driveway for house sites #7 and #8 and that the applicant wished to amend this such that each house site would have their own driveway.

Ann Kynor reviewed the proposed grading plan. She noted the location of the driveways in relation to the house sites and stated that the proposed driveways would require less cut/fill than the approved layout. She added that the State will review the stormwater design.

Ann Kynor reviewed the grades of the proposed driveways.

Tom Franklin asked why the wastewater system was not shown for lot #8. Ann Kynor explained that it had not been designed yet.

Stephanie Gile asked why the driveway for site #7 was not off the cul-de-sac. Ann Kynor explained that there was a steep area behind the house site that they want to avoid as well as stockpiled materials from previous construction.

There was no public comment.

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

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

Administrative Matters

1. Minutes of February 9, 2022

Steve Lagasse moved to approve the minutes of February 9, 2022. Alice Maleski seconded, and the motion passed unanimously.

2. Administrative Permits

Jo-Ann Ells reviewed the following project that's had been permitted administratively.

- VINS - Songbird Aviary
- Haven - Food shelf registration booth

3. Elect Officers

Steve Lagasse moved to keep the current officers (Steve Lagasse, Chair, Chris Lowe, Vice-Chair and Alice Maleski, Clerk). Tom Franklin seconded, and the motion passed unanimously.

4. Availability for the next Public Hearing

Tom Franklin and Alice Maleski noted that they might not be available for the April hearing.

5. Public comment

Lannie Collins noted that he was looking forward to learning about what the Board does as the Board's new liaison.

Adjournment

At 7:43 p.m. Steve Lagasse moved to adjourn. Tom Franklin seconded, and the motion passed unanimously.

Respectively Submitted,

Alice Maleski, Clerk