

HARTFORD ZONING BOARD OF ADJUSTMENT

May 24, 2022

Meeting Notice and Agenda REMOTE PUBLIC HEARING

The Hartford Zoning Board of Adjustment will meet on Tuesday, May 24, 2022, beginning at 6:30 p.m. to consider the following Applications and Administrative Matters.

This meeting will be conducted in compliance with the Vermont Open Meeting Law with **electronic participation only**. You may join the meeting as follows:

Microsoft Teams meeting
Join on your computer or mobile app
[Click here to join the meeting](#)
Or call in (audio only)
1(802) 377-3677
Phone Conference ID: 754 299 919#

If you have problems accessing this meeting, please email Jo-Ann Ells at jells@hartford-vt.org

A. Public Hearings, beginning at 6:30 p.m.

1. Application #07-22 by Joy Kosta (owner/applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a garage, lot 31-0094-001, 62 Harry Gibbs Street, Hartford, in a VR-1 zoning district.
2. Application #08-22 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.
3. Application #06-22 by St. Paul's Episcopal Church (owner) and Twin Pines Housing Trust (applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a multi-unit dwelling on proposed lot 43-0074-001, 747 Hartford Avenue, Wilder, in a proposed Planned Development. (Continued from April 26, 2022)
4. Application #05-22 by The Upper Valley Haven, Inc., and St. Paul's Episcopal Church (owners/applicants) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for changes to uses at The Upper Valley Haven and approval of shared parking between the lots, 713 and 749 Hartford Avenue, lots 43-0074-000 and 43-0092-000, Wilder, in a VR-C zoning district and a Planned Development.

5. Application #09-22 by The Upper Valley Haven, Inc. (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a Low Barrier Shelter and Office Building (day station/resource center), lot 43-0092-000, 713 Hartford Avenue, Wilder, in a Planned Development.

B. Administrative matters: 1. Minutes of March 16, 2022 and March 29, 2022. 2. Projects that received administrative approval. 3. Availability for the next Public Hearing. 4. Public comment.

Application materials are available at the Hartford Town Hall, Department of Planning and Development Services, 171 Bridge Street, White River Junction, Vermont (802) 295-3075. Persons wishing to appear and be heard may do so in person, or be represented by another party and/or submit written testimony.

An interested person who has **participated** in a municipal regulatory proceeding may appeal a decision rendered in that proceeding to the Vermont Environmental Court. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding.

Steve Lagasse, Chair