

**APPROVED  
MINUTES  
Zoning Board of Adjustment  
November 22, 2022**

Present: Steve Lagasse, Chair (03-07-25) Chris Lowe, Vice Chair (03-21-25) Tom Franklin (04-04-25), Alice Maleski (03-07-25), Stephanie Gile (11-15-24), and Jo-Ann Ells, Zoning Administrator

Absent: Lannie Collins, Selectboard Liaison

**Public Hearing**

Steve Lagasse noted that the Hearing on the application had been opened on November 16, 2022.

The Board conducted a site visit before convening at Town Hall.

1. Application #19-22 by Equity Trust Company (owner) and Frank Gerardi (applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a single-family dwelling, lot 12-0038-001, River Street, Quechee, in a R-3 zoning district.

Skip Nalette was present.

Steve Lagasse noted that the Board would ask questions and then the Hearing would be opened to the public.

Chris Lowe noted that he was glad the side setback was being met.

Skip Nalette pointed out that the proposed dwelling was approximately 1 ½' from the floodplain and that a deck would cantilever over the floodplain.

Alice Maleski commented that she wished the application included elevations with the proposed roofline. Steve Lagasse agreed that an elevation plan was needed to review the massing of the structure. He noted that the height of the structure as indicated at the site visit was surprising.

Chris Lowe asked about the footprint of the proposed dwelling.

Skip Nalette noted that on the adjacent lot owned by the applicant there is a garage with a footprint of 400 sq. ft. and the footprint of the dwelling is 1,630 sq. ft. He stated that the footprint of the proposed garage is 704 sq. ft., and the footprint of the proposed dwelling is 1,808 sq. ft.

Alice Maleski asked if there would be a basement. Skip Nalette stated that there would be a walkout basement.

Tom Franklin echoed the request for elevation plans.

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Steve Lagasse expressed concern with massing and vehicles backing into the road.

Skip Nalette stated that he was not aware of accidents on the road.

Steve Lagasse asked for public comment.

Steve Dandeneau introduced himself and noted that he drafted the petition that was given to the Board.

He stated that the intent is not to stop development, but to require the applicant to build a house that fits on the lot. He noted that he did not find that the applicant had demonstrated a hardship and questioned the footprint of the existing and proposed structures as provided by Skip Nalette.

Skip Nalette stated that the applicant intended to mimic the design of his existing house.

Steve Dandeneau stated that this can be done without a setback waiver.

Skip Nalette noted that development is restricted by the setbacks and floodplain.

Steve Dandeneau expressed concern that the approval of a waiver would set a precedent.

Jo-Ann Ells noted criteria 260-52 (A) of the Zoning Regulations.

Adrian Kostrubiak introduced himself and explained that he and his wife own a developed lot and an undeveloped lot on the street. He stated that he supported the idea of requiring a spot for vehicles to turn around before entering the street and expressed concern with the height of the structure, proximity to the street, and lack of evidence supporting the need for a waiver.

Stephanie Gile asked about the amount of living space on the first floor. Skip Nalette stated that he did not have this figure and noted that the applicant wanted one-level living. Stephanie Gile noted that with some adjustments, the structure could meet the setbacks.

Jo-Ann Ells noted that a waiver would not be needed if the front porch was removed, and the structure was moved back, or the width of the structure was reduced slightly.

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

Steve Lagasse moved to enter Deliberative Session. Alice Maleski seconded, and the motion passed unanimously.

When the Board returned, Steve Lagasse moved to approve the application. Tom Franklin seconded, and the motion failed 5-0 and the application was denied.

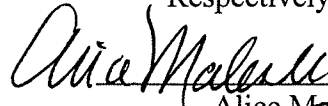
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Steve Lagasse explained that he did not believe the proposed development was compatible with the scale and design of structures and overall existing development pattern of the surrounding area. All agreed.

### **Adjournment**

At 1:00 p.m., Chris Lowe moved to adjourn. Tom Franklin seconded, and the motion passed unanimously.

Respectively Submitted,

  
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Alice Maleski, Clerk

