

**APPROVED
MINUTES
Zoning Board of Adjustment
December 14, 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), Lannie Collins, Selectboard Liaison, Lori Hirshfield, Planning and Development Director, and Jo-Ann Ells, Zoning Administrator

Absent: None

Public Hearing

Steve Lagasse opened the Hearing, read the hybrid meeting script, asked people to sign in, explained the Hearing process, administered the oath, and took a roll call.

1. Application #21-22 by Apex Storage, LLC (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a self-storage facility, lot 14-0067-000, Kline Drive, White River Junction, in a HC zoning district.

Greg Castell and Chris Rivet were present.

Chris Rivet reviewed the Civil, Landscaping, and Lighting Plans. He noted that the project will be accessed through the applicant's existing self-storage facility on the adjacent lot.

Greg Castell told the Board that since opening his existing facility a few years ago, he has been 99% occupied.

Chris Lowe asked about the extent of cutting the existing forested area. It was noted that there is an existing forested area on an adjacent lot.

Greg Castell stated that the new facility would roughly double the storage space. He added that he intends to rent larger/fewer units.

Greg Castell explained that traffic at the facility is seasonal with spikes in spring and fall, and stated that there is plenty of room on site to accommodate customer vehicles.

Tom Franklin asked about the location of Kilburn Brook. Chris Rivet estimated that its approximately 1,000 feet away.

It was noted that the proposed lights were downlit.

Chris Rivet asked for changes to the Findings regarding the number of proposed pole lights and clarification that the lights would be on from dusk to dawn.

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There was a brief discussion about material that would been to be brought to the site. Chris Rivet estimated that 10,000 yards of fill would be needed.

Greg Castell noted that the building materials would be earth tones.

Chris Rivet explained that a light grey line was used to show the original wetland delineation on the plans, and the 2022 delineation is darker grey.

Stephanie Gile asked if the applicant was planning to install solar on the roof. Greg Castell stated that the roof was designed to accommodate solar arrays and he hoped to be able to install them.

There was no public comment.

Steve Lagasse moved to close the Public Hearing. Stephanie Gile seconded, and the Public Hearing was closed.

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

Chris Lowe moved to approve the application with the noted changes. Stephanie Gile seconded, and the motion passed unanimously.

2. Application #22-22 by Watersmith Properties, LLC (owner) and White River Growpro (applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a Garden Center, lots 43-0043-000 and 43-0043-003, 788 Hartford Avenue, White River Junction, in VRC and R-1 zoning districts.

Stephanie Waterman, Kendall Smith, and Craig Jewett were present.

Steve Lagasse noted that this was the first application for a cannabis establishment and reminded the Board that it is a lawful product, and the application should be treated like any other Garden Center.

Stephanie Waterman told the Board that she had worked hard with the engineer and architect to develop a great plan. She noted that they attempted to save the existing building, but it was not feasible. She stated that Growpro would occupy the front of the Garden Center and the rear would be used to grow cannabis.

Craig Jewett reviewed the plan set. He noted that the project fits well on the site and will require limited fill. He noted that the applicant was seeking a parking reduction (by one space). Jo-Ann Ells pointed out that the Planning Commission has the authority to review this request.

Stephanie Waterman said that she hoped to install solar on the roof if the budget allows. Chris Lowe asked if the proposed Juniper Tree would block the sun. Stephanie Waterman clarified that it is a species that will only grow to about 10' tall. She added that the species on the renderings are not accurate, and the landscaping plan is accurate.

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It was clarified that the applicant owns four adjacent lots and two are proposed to be merged and developed.

Stephanie Gile asked if the proposed grow area was the lowest Tier as categorized by the State. Stephanie Waterman stated that it a small facility with a 1,000 sq. ft. canopy and two staff.

In response to a question about demolition, Stephanie Waterman stated that a full environmental assessment has been done on the site.

Alice Maleski asked about retail cannabis. Stephanie Waterman stated that the cultivation area will be closed to be public, and sales will be wholesale.

There was a brief discussion about adequacy of parking during busy seasons like springtime. Stephanie Waterman noted that there is room on site to add one parking spaces. Craig Jewett added that while not designated parking spaces, employees could park in front of the dumpster enclosure.

Tom Franklin asked if the proposed system for odor control is something used in the industry. Stephanie Waterman confirmed that it is.

Tom Franklin asked if landscaping would be displayed outside. Stephanie Waterman stated that some things might be stored outside on racks, but this would not be a big focus of the business.

Steve Lagasse asked about security. Stephanie Waterman stated that the plan is to exceed State requirements.

Steve Lagasse asked for public comment.

Miriam Wood voiced support for the application.

Gary Winslow asked about nighttime noise from fans and odor. It was noted that like any other commercial operation there are local rules for noise and odor.

Stephanie Waterman encouraged neighbors to reach out to her.

Lannie Collins asked if cannabis plants would be sold. Stephanie Waterman stated they would not.

Steve Lagasse moved to close the Public Hearing. Stephanie Gile seconded, and the Public Hearing was closed.

Jo-Ann Ells noted that the email from Michelle Boleski needed to be added to the Exhibit List.

Stephanie Gile moved to approve the application with the noted change. Chris Lowe seconded, and the motion passed unanimously.

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Administrative Matters

1. Minutes

Steve Lagasse moved to approve the minutes of November 22, 2022 and November 16, 2022. Stephanie Gile seconded, and the motion passed unanimously.

2. Administrative Permits

None

3. Availability for the next Public Hearing

Everyone anticipated being available for the February 1, 2023 Hearing.

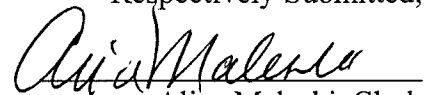
4. Public comment

None

Adjournment

At 7:53 p.m., Steve Lagasse moved to adjourn. Chris Lowe seconded, and the motion passed unanimously.

Respectively Submitted,


Alice Maleski, Clerk