

**APPROVED
MINUTES
Zoning Board of Adjustment
November 16, 2022**

Present: 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, and Jo-Ann Ells, Zoning Administrator

Absent: Steve Lagasse, Chair (03-07-25)

Public Hearing

Chris Lowe 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 #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.

Skip Nalette shared a revised site plan that reduced the infringement into the front setback. He noted that in the original plan the structure was 6 ½' from the front property line and in the revised plan the front porch is 15+' from the front property line. He noted that a rear deck would be cantilevered over the flood plain, but no disturbance was proposed in the flood plain.

Stephanie Gile asked if vehicles would have to back out of the driveway. Skip Nalette confirmed and noted that providing an area to turn round could be reviewed, but it would require more site work and disturbance.

Tom Franklin and Alice Maleski suggested a site visit.

Alice Maleski questioned why the property could not be developed without the need for a setback waiver. Skip Nalette noted that developed needed to stay out of the flood plain.

Chris Lowe asked for public comment.

Caroline Braga, 146 River Street, introduced herself and noted that she is a landscape architect. She shared that it was her observation that the property could be developed without the need for a setback waiver and voiced concern that a waiver could set a precedent for the two adjacent undeveloped lots. She acknowledged the safety concerns with vehicles backing out of the driveway, but noted she was concerned with the additional site disturbance.

Jillian Scannell, 122 River Street, stated that she shared Caroline's concerns and comments and noted that she did not see the need for a setback waiver.

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Chris Lowe commented that it appears that the footprint of the structure could be reduced so that a waiver would not be needed.

Skip Nalette stated that he did not believe the revised proposal was out of character with the area.

Carole McNamee asked about the square footage of the structure. Skip Nalette said he did not have that information available, but could get it. He added that it is similar to the applicant's home on the adjacent lot. Carole McNamee said that this would be helpful information to know.

Chris Lowe commented that he would like a balloon flown at the site visit.

Stephanie Gile asked if there were elevation plans. Skip Nalette stated that there were no elevation plans, and offered that the dwelling would be similar to the applicant's home on the adjacent lot.

Alice Maleski asked that two balloons be flown at the site visit. One for the house and one for the garage.

A date and time to hold the site visit was discussed.

Chris Lowe moved to continue the Hearing to Tuesday, November 22, 2022 at 11:00 a.m. commencing with a site visit and followed by meeting at Town Hall. Tom Franklin seconded, and the motion passed unanimously.

2. Application #20-22 by CHA Butson White River Junction, LLC (owner) and Twin Pines Housing Trust (applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations to convert a Hotel to a Multi-unit Dwelling and Office, lot 14-0020-001, 102 Ballardvale Drive, White River Junction, in a GCR zoning district.

Andrew Winter, Beth Long, and Nate Stearns were present.

Andrew Winter reviewed a PowerPoint presentation including:

- Location of the project
- Hotel Conversion:
 - Area recently rezoned to include Residential as conditional use
 - 1.58-acre parcel with 3 story 37,000 sq foot building
 - On town water and sewer
 - State and Federal funding committed to project
 - On planned town sidewalk extension, adjacent to bus stop
 - Redevelopment of 67 room hotel into 40 units of affordable housing
 - Combine two hotel room bays to create an apartment
 - 31 one-bedrooms, and 9 studios

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- Haven and the VA providing enhanced case management services to select residents
- Create softscape space at front of building for residents

He added that the Planning Commission and Selectboard had recently amended the zoning to allow residential and mixed-uses. He pointed out that there are extended stay hotels in the area that give a feeling of a residential use.

Nate Stearns reviewed density, creation of outdoor space for residents, a two-phase sidewalk project planned for Route 5, connecting the project to this sidewalk, and the proximity to public transportation. He noted that access and lighting would not change, the project is served by municipal water and sewer, and reviewed the objective of the new zoning district.

Nate Stearns noted that based on experiences with other projects, the applicant believes that there would be no more than one car per unit.

Nate Stearns reviewed the proposed first floor office space and noted it would be available for services for residents and outside groups.

Tom Franklin asked about laundry facilities. Andrew winter stated that there would be a shared laundry room on the first floor.

Stephanie Gile asked if the existing lights were downlit. Andrew Winter confirmed.

Chris Lowe asked for public comments.

Heidi Duto, Christian Steet, asked the Board to consider the best interest of town residents and the traveling public. She questioned the need for on-site services, asked if current unhoused people would be housed in the units, noted that she did not think the police department is adequately staffed, and asked if the units would be/stay affordable. Chris Lowe thanked her for her comments.

Chris Lowe moved to close the Public Hearing. Stephanie Gile seconded, and the Public Hearing was closed.

Stephanie Gile moved to approve the application. Tom Franklin seconded, and the motion passed unanimously.

Administrative Matters

1. Minutes

Chris Lowe moved to approve the minutes of October 12, 2022 and October 20, 2022 as drafted. Tom Franklin seconded, and the motion passed unanimously.

2. Administrative Permits

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Jo-Ann Ells stated that she did not have any administrative permits to report.

3. Availability for the next Public Hearing

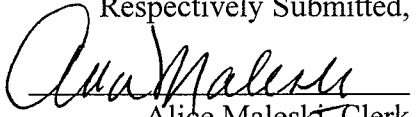
All Board members anticipated being available for the December 14, 2022 Hearing.

4. Public comment.

None.

Adjournment

At 7:40 p.m., Chris Lowe moved to adjourn. Tom Franklin seconded, and the motion passed unanimously.

Respectively Submitted,

Alice Maleski, Clerk