

10-12-22

**Approved
MINUTES
Zoning Board of Adjustment
October 12, 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 opened the Hearing, read the hybrid meeting script, took a roll call, explained the Hearing process, and administered the oath. He added that any pre-filed testimony did not need to be repeated.

1. Application #17-22 by Gary and Karen Douville (owners/applicants) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a Home Business, 211 Sweetwater Drive, lot 09-0042-001, Hartford, in an RL-5 zoning district.

Gary Douville was present.

Jo-Ann Ells reviewed the application.

There were no questions from the Board or the public.

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

Stephanie Gile commented that she appreciated receiving comments from the neighbors.

Alice Maleski moved to approve the application. Chris Lowe seconded, and the motion passed unanimously.

2. Application #18-22 by Mary Trammell (owner/applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a carport and canopy, lot 09-0106-000, 127 Stonecrest Avenue, Hartford, in a R-3 zoning district.

Mary Trammell was present.

Jo-Ann Ells reviewed the application.

Alice Maleski asked if the proposed canopy was retractable. Mary Trammell stated that it was not and noted that it would be constructed with standard materials.

There was a discussion regarding the proximity of the proposed carport to existing arborvitae trees.

Mary Trammell confirmed that the carport would be open on all four sides.

10-12-22

Tom Franklin commented that moving the carport away from the road would require the addition of fill.

Mary Trammell confirmed there would be adequate room for snow storage.

Noting that there are no other structures on the street this close to the front property line, Steve Lagasse stated that he wanted to conduct a site visit and for the owner to stake the corners of the proposed carport.

Steve Lagasse asked about the height of the proposed carport. Mary Trammell confirmed that it would be a standard single-story structure.

Mary Trammell stated that the roof of the carport would be a shed style roof and that runoff would be directed towards the arborvitaes on the side of the property.

There was no public comment.

Steve Lagasse moved to continue the Hearing to noon, Thursday, October 20, 2022 starting with a site visit. Alice Maleski seconded, and the motion passed unanimously.

3. Application #16-22 by The Upper Valley Haven, Inc. (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations to allow cooking as part of Food Distribution and Food Shelf uses, 713 Hartford Avenue, 43-0092-000, Wilder, in a Planned Development. (Continued from September 14, 2022)

Michael Redmond and Nate Stearns were present.

Steve Lagasse reminded people that pre-filed testimony did not need to be repeated.

Nate Stearns explained that The Haven was seeking permission to allow on-site cooking for the Food Shelf and Food Distribution activities and to redefine Food Distribution. He noted that the Planning Commission has approved on-site cooking and read the proposed definition.

Nate Stearns noted that while The Haven is seeking permission for food to be consumed on site, they are not seeking approval of a restaurant.

Nate Stearns summarized the application as the remove of the condition prohibiting on-site cooking for Food Shelf and Food Distribution activities, redefining Food Distribution, and clarifying that food from the Food Shelf may be consumed on-site.

Michael Redmond explained that allowing volunteers who currently cook at home to cook at the facility would be much easier, allowing cooking on-site allows perishable foods to be cooked and not wasted, serving people warm food is valued in the colder months, and allowing cooking on-site is not expected to increase the number of people coming to the food shelf.

Michael Redmond explained that prepared food is currently taken to Mom's in Recovery in Lebanon, NH.

Tom Franklin asked for confirmation that the proposed cooking is different than the cooking that occurs for the on-site family and adult shelters. Michael Redmond confirmed. Tom Franklin asked if people receiving prepared food from the food shelf could sit in one of the shelters and eat it. Michael Redmond explained that the general public is not allowed in the shelters and space is not proposed to be provided for indoor consumption.

There was a brief discussion about the hours of operation for the food shelf. Michael Redmond commented that grab and go food is typically gone by 1:00 p.m.

There was a discussion about the amount of fresh food that is donated to The Haven. Michael Redmond noted that food comes from organizations like Willing Hands, grocery stores, restaurants, and food producers/farms. He added that things like milk and yogurt are purchased, and that food waste goes to pig farmers.

Michael Redmond explained that people coming to the Food Shelf fill out a form indicating items they would like, and staff retrieves the items from inside. He noted that given COVID concerns, people coming to the Food Shelf wait outside for their orders. He added that he hoped that normal operations, where people come into the food shelf, would resume someday.

Michael Redmond stated that there were no plans to offer seating for the consumption of food. He noted that people may consume their grab and go items while waiting for their food order to be gathered by staff/volunteers.

Steve Lagasse asked for comments from Interested Persons.

Harry Kendrick noted he has been a volunteer at The Haven for about ten years and had written a letter of support. He noted that he believes that allowing cooking on-site will provide healthier food options.

Megan Culp noted she is a volunteer at The Haven and voiced her support noting that allowing cooking on-site would be much easier.

Tom Franklin asked about the number of volunteers that do food preparation/cooking and food safety.

Michael Redmond stated that food is prepared/cooked in two shifts with 2-3 people per shift. He stated that a "Safe Serve" program is offered for volunteers, but is not required.

Cynthia Dole expressed her support.

Leslie Black expressed her support and noted she had submitted a letter.

Gwen Williams noted she works at The Haven and expressed her support.

Bonnie Koeniger expressed her support and noted she volunteers at The Haven.

Jessica Pecora expressed her support and noted she lives across the street and works at The Haven.

10-12-22

Andy Small expressed his support and noted that he has worked at food pantries and allowing cooking on-site will increase efficiency.

Mary Brown expressed her support and noted she is The Haven's Board President.

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

Steve Lagasse moved to enter Deliberative Session. Tom Franklin seconded, and the motion passed unanimously.

When the Board reconvened, Chris Lowe moved to approve the application. Tom Franklin seconded, and the motion passed unanimously.

Administrative Matters

1. Minutes

Steve Lagasse moved to approve the minutes of September 14, 2022. Alice Maleski seconded, and the motion passed unanimously.

2. 2023 Meeting Schedule

Tom Franklin moved to approve a meeting schedule for 2023. Alice Maleski seconded, and the motion passed unanimously.

3. Administrative Permits

Jo-Ann Ells reviewed an administrative permit issued for floodproofing at 87 Maple Street. She noted the application was supported by FEMA.

4. Availability for the next Public Hearing

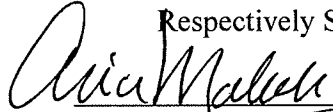
All Board members anticipated being available for the November 16, 2022 Hearing.

5. Public comment

None.

Adjournment

At 8:30 p.m., Alice Maleski moved to adjourn. Tom Franklin seconded, and the motion passed unanimously.

Respectively Submitted,


Alice Maleski, Clerk