

**Approved
MINUTES
Zoning Board of Adjustment
May 17, 2023**

Present: 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: Steve Lagasse, Chair (03-07-25), and Lannie Collins, Selectboard Liaison

Public Hearing

Chris Lowe opened the Hearing, read the hybrid meeting script, explained the Hearing process, took a roll call, and administered the oath.

1. Application #03-23 by Ke Zhang (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations to add a fourth dwelling unit to an existing multi-unit dwelling, lot 31-0098-000, 153 Christian Street, White River Junction, in VR-C and R-3 zoning districts.

Ke Zhang was present.

Jo-Ann Ells gave an overview of the application.

Ke Zhang noted that the fourth unit would be created by splitting the largest unit into two units.

Tom Franklin confirmed there were no exterior changes proposed and noted that there was plenty of parking. Ke Zhang added that, in addition to the surface parking spaces, there were two parking spaces in the garage.

There was no public comment.

Chris Lowe moved to close the Public Hearing. Alice Maleski seconded, and the Public Hearing was closed.

Alice Maleski moved to approve the application as proposed. Tom Franklin seconded, and the motion passed unanimously.

Administrative Matters

1. Public Comment

None

2. Minutes

05-17-23

Chris Lowe moved to approve the minutes of April 18, 2023 as drafted. Stephanie Gile seconded, and the motion passed unanimously.

3. Elect Officers

Stephanie Gile moved to keep the existing officers, Steve Lagasse, Chair, Chris Lowe, Vice-Chair, and Alice Maleski, Clerk. Tom Franklin seconded, and the motion passed unanimously.

4. Administrative Permits

None.

5. Availability for the next Public Hearing

Stephanie Gile noted she may attend the June 21st meeting remotely.

Adjournment

At 6:45 p.m., Alice Maleski moved to adjourn. Stephanie Gile seconded, and the motion passed unanimously.

Respectively Submitted,

Alice Maleski, Clerk