

09-14-22

**APPROVED
MINUTES
Zoning Board of Adjustment
September 14, 2022**

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

Absent: Alice Maleski (03-07-25)

Public Hearing

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

Steve Lagasse noted that he wanted to change the order of the agenda and move application #16-22 to item #1.

1. 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.

Steve Lagasse moved to continue application #16-22 to October 12, 2022. Chris Lowe seconded, and the motion passed unanimously.

2. Application #13-22 by Eric and Jennifer Lamoureux (owners/applicants) for Conditional Use Approval under Hartford's Flood Hazard Area Regulations for the construction of a garage, lot 46-0052-000, 207 Latham Works Lane, White River Junction, in an R-1 zoning district.

Eric and Jennifer Lamoureux and Jon Harrington were present.

Jon Harrington gave an overview of the application, explained that the garage would be wet flood proofed (flood vents installed) and the design had been reviewed by the State Floodplain Manager, John Broker-Campbell.

Chris Lowe asked if water would pass the structure during a flood event. Jon Harrington stated that water would enter the structure during the flood and then recede.

Chris Lowe suggested that the owners make sure that items stored in the garage would be contained during a flood event. Stephanie Gile requested that the owners think about how chemicals/fuels/oil will be contained and that shelves be installed and anchored above the Base Flood Elevation.

Tom Franklin asked for confirmation that the access to the property was not proposed to change. Jennifer Lamoureux confirmed.

There was no public comment.

09-14-22

Steve Lagasse moved to close the Public Hearing. Chris Lowe seconded, and the motion passed unanimously.

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

3. Application #14-22 by Quechee Lakes Landowners Association (owner/applicant) for Conditional Use Approval under Hartford's Flood Hazard Area Regulations for the construction of improvements to the Lake Pinneo Bathhouse, lot 12-0198-Q-BEACH, 505 Murphys Road, Quechee, in the Quechee Lakes Planned Development.

Brian Kelley, Ken Lallier, and Will Davis were present.

Will Davis gave an overview of the project which includes the renovation of and addition to the Lake Pinneo bathhouse. He noted that all work will be out of the Special Flood Hazard Area and that base flood elevation has been established.

Jo-Ann Ells noted that since it is relatively small in scale, the Planning Commission Chair had agreed to approve the project administratively.

Stephanie Gile asked if the applicant would be able to address the comments from the State Floodplain Manager, John Broker-Campbell. Will Davis stated that he had spoken with John Broker-Campbell and would be able to address his comments.

There was no public comment.

Steve Lagasse moved to close the Public Hearing. Stephanie Gile seconded, and the motion passed unanimously.

Steve Lagasse moved to approve the application as proposed. Stephanie Gile seconded, and the motion passed unanimously.

4. Application #15-22 by DEW Prospect Street, LLC and DEW Braverman, LLC (owners/applicants) for Conditional Use Approval under Hartford's Flood Hazard Area Regulations for the construction of a multi-unit dwelling, lots 46-0009-000, 46-0073-000, Maple Street and Prospect Street, White River Junction, in a CB-2 zoning district.

Ken Braverman, Kevin Worden, and Adam Morse were present.

Ken Braverman explained that the Planning Commission had had granted Site Plan Approval for the project earlier in the week, that the project included workforce housing, and the floor of the garage would be 1' above Base Flood Elevation.

Kevin Worden noted that he had been involved in the design of the two existing commercial buildings on Prospect Street and confirmed that the project had been reviewed by the State Floodplain Manager, John Broker-Campbell.

Adam Morse reviewed sheet FL-1 for the Board including Base Flood Elevation, compensatory storage/stormwater pond, access, and parking.

09-14-22

There was a brief discussion about the stormwater pond. Adam Morse stated that it would function like a rain garden, and that water would filter out. He stated that the depth of the pond was approximately 3' and it was a gradual slope from the sidewalk to the bottom of the pond.

There was no public comment.

Chris Lowe moved to close the Public Hearing. Stephanie Gile seconded, and the motion passed unanimously.

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

Administrative Matters

1. Minutes

Steve Lagasse moved to approve the minutes of August 4, 2022. Stephanie Gile seconded, and the motion passed unanimously with Chris Lowe abstaining because he was not at the meeting.

Steve Lagasse moved to approve the minutes of July 25, 2022. Stephanie Gile seconded, and the motion passed unanimously.

2. Projects that received administrative approval

None

3. Availability for the next Public Hearing

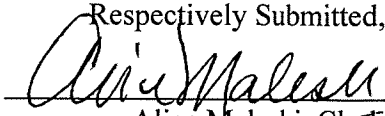
Everyone anticipated being available for the October 12, 2022 Hearing.

4. Public comment

None

Adjournment

Steve Lagasse moved to adjourn. Tom Franklin seconded, and the motion passed unanimously.

Respectively Submitted,

Alice Maleski, Clerk