

**DRAFT
MINUTES
Zoning Board of Adjustment
June 23, 2023
CONTINUED FROM JUNE 21, 2023**

Present: Steve Lagasse, Chair (03-07-25), Tom Franklin (04-04-25), Stephanie Gile (11-15-24), and Jo-Ann Ells, Zoning Administrator

Absent: Chris Lowe, Vice Chair (03-21-25), Alice Maleski (03-07-25), and Lannie Collins, Selectboard Liaison

Public Hearing

1. Application #05-23 by John Morlock (owner/applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a garage, lot 11-0003-004, 1489 Hillside Road, Quechee, in an RL-5 zoning district.

The Public Hearing was opened on June 21, 2023 and continued to June 23, 2023 in order to allow the Board to conduct a site visit.

Steve Lagasse noted that at the site visit the Board was able to view the proposed footprint of the garage, and the distance of 35' and 40' to the front property line.

It was noted that the applicant was requesting flexibility in the position of the garage as long as it was not closer than 35' to the front property line. The Board agreed that this was a reasonable request.

Stephanie Gile commented that the site visit was helpful.

Abutter Ellen Kardon thanked the Board for conducting a site visit.

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

It was noted that the Findings should include a statement that allowed the orientation of the garage to be moved within the same general footprint as long as the structure is no closer than 35' to the front property line.

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

Adjournment

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

Respectively Submitted,

Alice Maleski, Clerk