

**Approved
MINUTES
Zoning Board of Adjustment
July 26, 2023**

Present: Steve Lagasse, Chair, Tom Franklin, Alice Maleski, Stephanie Gile, and Lannie Collins, Selectboard Liaison, and Jo-Ann Ells, Zoning Administrator

Absent: Chris Lowe, Vice Chair

Public Hearing

Steve Lagasse opened the Public Hearing, read the Hybrid Meeting Script, explained the Hearing process, reviewed the Interested Party Rule, reviewed the quorum and interested party rules, and administered the oath.

Steve Lagasse asked for public comment. There was none.

1. Application #06-23 by The Town of Hartford School District (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a school/educational building, lot 09-0028-001, Christian Street, Hartford, in an agricultural overlay district and R-3 zoning district. (Continued from June 21, 2023)

Ann Kynor and Jonathan Garthwaite were present.

Jonathan Garthwaite reviewed the changes to the project since the June 21, 2023 Public Hearing.

Jonathan Garthwaite explained that he had spoken with the Fire Marshal about access to the property.

Tom Franklin asked if the property experienced flooding during the recent flood event. Jonathan Garthwaite stated that flooding was not bad in the area proposed to be developed.

Tom Franklin suggested the gate be moved further into the property to accommodate room for multiple vehicles while the gate is being unlocked.

The Board expressed support for the new layout of the project.

Liz Storn thanked the applicant for considering comments raised at the June Hearing. She noted that she was still concerned with the size of the parking area and asked the Board to consider requiring grass pavers in a portion of the parking area. She added that otherwise, she was supportive of the project.

Steve Lagasse explained that getting vehicles off the street was a safety concern and therefore he supported the parking as proposed.

Judy Barwood asked if the parking area would be paved or gravel. Jonathan Garthwaite stated that it would be gravel. She asked if the project would jeopardize her use of her 50' right-of-way. Steve Lagasse noted that the right-of-way would be improved but not developed.

Jonathan Garthwaite stated that he was willing to work with the abutting landowner on screening of the parking lot.

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

It was agreed that the gate should be moved approximately 25' to the midpoint of the proposed building.

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

2. Application #08-23 by The Town of Hartford (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for the installation of a World War I and World War II Monument in Veterans Park, lot 46-0022-000, 12 Railroad Row, Hartford, in the White River Junction Design Review and CB zoning districts.

Tim Schaal, and Dennis and Mary Kay Brown were present.

Mary Kay Brown gave an overview of the project.

Tom Franklin asked about the ability to reuse some of the items from the original monument. Mary Kay Brown explained that reuse had been investigated and determined to be too expensive.

Stephanie Gile questioned if the project was in the Special Flood Hazard Area (SFHA). Tim Schall responded no, and explained how he made this determination. Jo-Ann Ells suggested that confirmation be a condition of approval, and noted that if the project is determined to be in the SFHA, meeting the requirements of the SFHA Regulations was simple.

Steve Lagasse commented that he liked the design of the monument.

There was a brief discussion regarding how the names that would be included on the monument would be chosen.

Jeff Goodrich spoke in support of the project.

Lannie Collins of the VFW spoke in support of the project.

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

Jo-Ann Ells reviewed the condition regarding the SFHA determination as discussed.

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

3. Application #07-23 by White River Investment Properties, LLC (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations and compliance with Hartford's Flood Hazard Area Regulations for a new commercial building and site plan amendments, 9 Harrison Avenue, lot 49-0020-000, White River Junction, in an IC zoning district.

Kenny Keith and Dan Nash were present.

Dan Nash reviewed the proposed project.

Tom Franklin questioned the accuracy of the arial map that was submitted. It as noted that it showed conditions before the 2017 fire.

Stephanie Gile asked if comments had been received from the State Floodplain Manager. Jo-Ann Ells noted that the application had been sent to them and addressing any comments or questions from them was suggested as a condition of approval.

There was no public comment.

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

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

4. Application #09-23 by Janice, Raymond, Joshua, and Sean Jasmin (owners/applicants) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for an addition to an accessory structure and site plan amendments, 60 Jasmin Lane, lot 14-0016-000, Hartford, in the GCR zoning district.

Nate Stearns and Jeff Goodrich were present.

Jo-Ann Ells noted a typo in the draft Findings of Fact.

Nate Stearns reviewed the application.

Tom Franklin asked for clarification on the location of the storage building. Nate Stearns responded.

Nate Stearns suggested an edit to Finding #24.

There was no public comment.

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

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

5. Application #10-23 by Janice, Raymond, Joshua, and Sean Jasmin, and Eromeno, LLC (owners/applicants) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a Parking Facility, 98 Jasmin Lane, lot 14-0017-000, Hartford, in the GCR zoning district.

Nate Stearns and Jeff Goodrich were present.

Jo-Ann Ells noted that the project had been approved by the Planning Commission in 2022, but not constructed. She explained that since this time, the area had been rezoned and a Parking Facility is currently a Conditional Use while under the previous zoning it was a Permitted Use.

Nate Stearns reviewed the application.

It was noted that the applicants would be required to submit a copy of written documentation from the Department of Public Works confirming they have approved the location of the office trailer.

There was a discussion regarding the delineation of wetlands.

There was no public comment.

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

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

Administrative Matters

1. Public Comment

None.

2. Minutes

Steve Lagasse moved to approve the minutes of June 21, 2023. Tom Franklin seconded, and the motion passed unanimously.

07-26-23

Steve Lagasse moved to approve the minutes of June 23, 2023. Alice Maleski seconded, and the motion passed unanimously.

3. Administrative Permits

Jo-Ann Ells reviewed an administrative permit issued to Growpro on Hartford Avenue.

4. Availability for the next Public Hearing

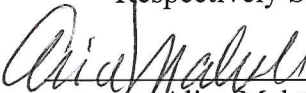
Jo-Ann Ells noted that she was not aware of any applications being submitted for the September Hearing, but explained that the application deadline was not until July 31, 2023.

All members anticipated being available if a September 13th Hearing was scheduled.

Adjournment

At 7:50 p.m., Alice Maleski moved to adjourn. Stephanie Gile seconded, and the motion passed unanimously.

Respectively Submitted,



Alice Maleski, Clerk

Zoning Board of Adjustment Members/Terms:

Stephanie Gile	11-15-24
Alice Maleski	03-07-25
Steve Lagasse	03-07-25
Chris Lowe	03-21-25
Tom Franklin	04-04-25

