

**Approved
MINUTES
Zoning Board of Adjustment
November 8, 2023**

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

Absent: None

Public Hearing

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

1. Application #12-23 by 747 Hartford Avenue LP (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for an amendment to an approved multi-unit dwelling to allow temporary construction access on Goudreau Street, lot 43-0074-001, 747 Hartford Avenue, Wilder, in an approved Planned Development.

Nate Stearns, Andrew Winter, Dave Ormiston, Adam Morse, Doug Sonsalla, and Jeff Ingram were present.

Nate Stearns gave a brief overview of the permit history for the multi-unit project and explained that the applicant was requesting to be able to use Goudreau Street during construction of the project. He noted that once construction is complete, the access on Goudreau Street will be gated and limited to emergency vehicles. He reviewed the construction phasing plan.

Chris Lowe noted that an exhibit with the proposed traffic pattern was not included in the application.

Jeff Ingram stated that if large trucks cannot use Goudreau Street to exit they would need to back onto Hartford Avenue. He added that the construction gate on Goudreau Street would remain closed when not in use.

Chris Lowe noted that he did not think the request was an issue, but noted that he did not want to see trucks stacking up on Goudreau Street.

It was noted that Phase #1 of construction was expected to last until late July 2024.

Steve Lagasse confirmed that a “no right turn” sign would be installed at the Goudreau Street exit.

Leslie Black of Wilder Street and St. Paul’s Parish expressed support for the application.

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Heidi Duto of Christian Street expressed concern with the request and added traffic on Goudreau Street.

Nate Stearns noted that in phase #2, Goudreau Street would be used for non-construction vehicles accessing the phase #2 parking lot.

Chris Lowe asked about the length of phase #2. Jeff Ingram noted that it was anticipated to take 8 weeks.

After some discussion about phasing and circulation, Jo-Ann Ells suggested any approval include a condition that the applicant submit a written description of the traffic pattern in each phase along with a diagram for review by the Chair.

Hedi Duto asked for confirmation that the request was for construction of the project only. Steve Lagasse confirmed.

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

Stephanie Gile moved to approve the changes with the conditions as noted. Alice Maleski seconded, and the motion passed unanimously.

2. Application #13-23 by Black Rock Investment LLC (owner /applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for 192 dwelling units in four multi-unit buildings, proposed lot 45-0162-000, Sykes Mountain Avenue and Hickory Ridge, White River Junction, in a proposed Planned Development.

Earl Simpson, Dennis Marquise, Irwin Perret Sr. Irwin Perret Jr., Kevin Worden, Adam Morse, and Paul Simon were present.

Steve Lagasse noted that the intent of the meeting was for the Board to give feedback and take public comment.

Dennis Marquise of Simpson Companies reviewed a number of projects that the company had developed in town over the years. He noted that a housing project for 88 units had been approved at this location, but they did not move forward with the project. He noted he believed the application met the Conditional Use Criteria.

Jo-Ann Ells reviewed 4 pending/related Planning Commission applications submitted by the applicant.

Kevin Worden gave an overview of the civil plans.

It was noted that the applicant is working with the DPW and Planning Staff on a design to realign the Hickory Ridge Sykes Mountain Avenue intersection.

Chris Lowe noted that it was difficult to understand where some of the numbers in the traffic report came from. Jo-Ann Ells stated that staff has sent comments on the traffic report to the traffic engineer and additional information is pending.

Alice Maleski questioned compliance with the “character of the neighborhood” criteria and noted that she was very concerned with the vast amount of parking/pavement. She asked the applicant to consider parking under the buildings.

Kevin Worden noted that it is anticipated that there is a lot of ledge on site and subsurface parking would require more blasting and taller buildings.

Tom Franklin questioned if the development could be accessed from Sykes Mountain Avenue.

Kevin Worden explained that this would result in a much steeper access road and require more blasting.

Tom Franklin asked if the garage parking spaces would be assigned.

Dennis Marquise noted that would be rented.

Tom Franklin questioned if there were enough ADA parking spaces proposed and suggested the applicant consider ADA parking spaces in the garages.

Stephanie Gile suggested the applicant provide a visual analysis without foliage and the at the applicant consider solar panels. Dennis Marquise stated that they were exploring the economical viability of installing solar panels.

Steve Lagasse commented that realigning Hickory Ridge and Sykes Mountain Avenue was a good idea. He noted he wanted to see that could be done to keep traffic out of the neighborhood and for the applicant to consider a turn lane at the intersection and for guest parking spaces to be considered.

Alice Maleski asked who would be responsible for maintaining the access road. Dennis Marquise stated that it would be the responsibility of the developer.

Alice Maleski asked if there would be affordable units available. It was noted that the project was for market rate housing and that the applicant has applied for an affordable housing project on an adjacent lot.

Steve Lagasse asked for public comments.

Jim Henderson expressed concern with traffic volume, congestion, and traffic in the neighborhood and asked if the applicant had considered making Hickory Ridge a dead end. He questioned if the town could do their own traffic analysis. Jo-Ann Ells noted that the Board could obtain an independent technical review of the study at the applicant’s request. She explained that staff had reviewed and comments on the study and a response was pending.

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Steve Lagasse commented that he's like to see the applicant discuss turning Hickory Ridge into a dead end road with the DPW.

Jim Henderson noted that he was concerned with the impact the project would have on town services.

Sylvia Provost agreed that consideration should be given to making Hickory Ridge a dead end road, and noted that the neighborhood already gets a lot of cut through traffic. She asked if permeable surfaces could be used in the hardscape areas, and noted that stormwater runoff from the area is already an issue.

It was noted that a bus stop would remain on the corner and that a shelter was being discussed.

Sylvia Provost agreed that a visual analysis without leaves should be done, that the applicant should plant conifers for a visual buffer, and that a plan for maintenance of the landscaping be required.

Tom Franklin noted he'd like to see a bus pull off considered.

Wendy Lewis said that she liked the idea of Hickory Ridge becoming a dead end. She noted that she has spoken with the DPW about existing problems in her driveway and on Hickory Ridge from stormwater runoff. She added that light pollution should be reviewed.

Steve Lagasse noted that there are requirements for lighting. Jo-Ann Ells noted that a photometric plan is required. Chris Lowe asked the applicant to provide information on the impact of lighting on neighbors at the next meeting.

It was noted that the proposed stormwater design was being reviewed by the DPW. Kevin Worden commented that Hickory Ridge lacks the infrastructure to deal with existing runoff.

Stephanie Gile stated that she would like to schedule a site visit. Steve Lagasse suggested this be done after the full details of the project are submitted.

Alice Maleski suggested that stormwater features be installed early in the project to help address existing problems. Kevin Worden noted that erosion and sediment control would be required during construction.

Sylvia Provost noted that the plans were missing an existing driveway to 81 Hickory Ridge.

Heidi Duto asked if the Fire Department's ladder truck could reach the top of the building. Jo-Ann Ells noted that the Fire Marshal had been involved in the review of the plans.

It was confirmed that power would be underground.

Steve Lagasse moved to continue the Hearing to the Board's meeting scheduled for January 31, 2024. Tom Franklin seconded, and the Board voted unanimously to continue the Hearing.

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Administrative Matters

1. Public Comment

None

2. Minutes

Tom Franklin moved to approve the minutes of October 11, 2023 and the motion passed 4-1 with Alice Maleski abstaining.

3. Administrative Permits

Jo-Ann Ells noted that an administrative permit had been issued to The Haven on Hartford Avenue for changes to a dumpster enclosure.

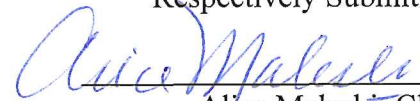
4. Availability for the next Public Hearing

All Board members anticipated being available for the December 13, 2023 Hearing.

Adjournment

At 8:40 p.m., Alice Maleski moved to adjourn. Chris Lowe 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

