

**Approved
MINUTES
Zoning Board of Adjustment
December 13, 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 #14-23 by Margaret McDerment (owner/applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a shed, lot 09-0145-000, 79 Dothan Road, Hartford, in a RL-5 zoning district.

Margaret McDerment was present.

Jo-Ann Ells reviewed the application.

Margaret McDerment confirmed the new shed was being proposed in the same location as a shed that had been recently removed.

The Board reviewed how setbacks are measured under Section 260-22B of the Zoning Regulations.

It was noted that there was little room to move the shed closer to the dwelling.

There was no public comment.

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

Chris Lowe moved to approve the application as presented. Stephanie Gile seconded, and the motion passed unanimously.

2. Application #15-23 by The Town of Hartford School District (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for amendments to an approval for a school/educational building related to hours and programming, lot 09-0028-001, Christian Street, Hartford, in an agricultural overlay district and R-3 zoning district.

10-11-23

Jonathan Garthwaite was present.

Jonathan Garthwaite reviewed proposed changes to the existing approval of the project as outlined in Finding #7.

Chris Lowe suggested clarifying the days of operation during winter months.

Chris Lowe noted that describing the activities as “enrichment programs” seemed vague. Jonathan Garthwaite clarified that while it was difficult to list all possible activities, the list of activities that would not be allowed was comprehensive.

It was noted that while there property is currently used a few times a week, the frequency of use could increase.

Stephanie Gile thanked the applicant for the information and his efforts. She noted that the wetland buffer needed to be respected and added that Act 250 would likely address this in more depth.

Steve Lagasse suggested the dates of the winter months be clarified in the Findings of Fact.

There was a brief discussion regarding screening/landscaping.

There was no public comment.

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

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

Administrative Matters

1. Public Comment

None

2. Minutes

Steve Lagasse moved to approve the minutes of November 8, 2023. Chris Lowe seconded, and the motion passed unanimously.

3. Administrative Permits

Jo-Ann Ells reviewed an administrative permit for site plan changes to a multi-unit project being built by Twin Pines Housing Trust at 747 Hartford Avenue.

10-11-23

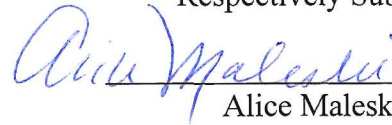
4. Availability for the next Public Hearing

All Board members anticipated being available for the January 31, 2024 Hearing.

Adjournment

At 7:15 p.m., Stephanie Gile moved to adjourn. Tom Franklin 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

