

**Approved
MINUTES
Zoning Board of Adjustment
April 10, 2024**

Present: Chris Lowe, Vice Chair, Tom Franklin, Stephanie Gile, Alice Maleski, and Jo-Ann Ells, Zoning Administrator

Absent: Steve Lagasse, Chair, and Lannie Collins, Selectboard Liaison

Public Hearing

Chris Lowe read the hybrid meeting script, reviewed the Hearing process and interested party rule, administered the oath, and noted that a motion needed three concurring votes to pass.

1. Application #03-24 by Mercedes Albrecht (owner/applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a garage, lot 07-5190-000, 749 Willard Road, Quechee, in the Quechee Lakes Planned Development.

Mercedes Albrecht was present.

Jo-Ann Ells gave an overview of the application.

Tom Franklin asked if the lot to the north was vacant. Mercedes Albrecht confirmed that the lot to the north was vacant.

Chris Lowe asked why the garage was proposed to be attached to the dwelling. Mercedes Albrecht explained that there would be living space on the upper level.

Mercedes Albrecht confirmed that the roofline of the attached garage would match the existing dwelling.

Chris Lowe noted that the proposed location preserves open space.

There was no public comment.

Chris Lowe moved to close the Public Hearing. Alice Maleski seconded, and the Public Hearing was closed.

Alice Maleski moved to approve the application. Tom Franklin seconded, and the motion passed unanimously.

2. Application #02-24 by Guernsey Ruth Hall Revocable Trust (owner) and Summit Distributing (applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for approval of a car wash, lot 44-0041-000, Sykes Mountain Avenue, White River Junction, in an IC zoning district.

Tom Frawley, Nicole Duquette, Aaron Farbo, and Robert Bollinger were present.

Nicole Duquette shared the overall site plan.

Nicole Duquette explained that there are no canisters at the vacuum stations. She clarified that the only equipment at the vacuum stations are vacuum nozzles and associated noise is limited to the enclosed turbines. She added that the vacuum stations in the rear of the lot are located as far away from the adjacent residential properties as possible and that an 8' wooden stockade fence would be added on the east side of the rear of the lot and along Beech Street.

Nicole Duquette reviewed elements of the site plan including:

- Access
- Pay stations
- Circulation
- Tree line/wooded area
- Changes to the adjacent commercial lot to the west
- Utilities
- Stormwater

Chris Lowe asked about the number of cars that the queue could accommodate, and noted that the design requires vehicles to merge lanes before entering the wash.

Nicole Duquette explained that ten cars could be queued in front of the pay station (five in each lane).

Chris Lowe expressed concern with congestion on a busy day and offered that it could be difficult for vehicles to exit the vacuum stations in the front of the lot if vehicles were queued up in the car wash lane.

Tom Franklin asked about the length of time it takes a vehicle to go through the wash. Tom Frawley explained that it takes three minutes regardless of the wash package.

Tom Franklin questioned the need for 14 vacuum stations.

Nicole Duquette noted that customers who have paid for a car wash can leave the wash line and use the rear vacuums before entering the wash.

Aaron Farbo gave a brief overview of how the noise study was prepared.

Stephanie Gile asked if background noise was included in the study or if the study was modeled from equipment specifications. Aaron Farbo stated that background noise was not considered, and the study was modeled from equipment specifications.

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Stephanie Gile asked if Arron Farbo was aware of background noise Aaron Farbo stated that given the location, he assumed it was noise from the highway.

Nicole Duquette noted the location of the proposed fence as mentioned in the noise study.

Chris Lowe asked if the noise study assumed the fence was installed. Aaron Farbo confirmed that the study assumed the fence was installed.

Chris Lowe asked if the fence height mattered. Aaron Farbo stated that in theory it does and added that small increases do not make a substantial impact.

Jo-Ann Ells asked if the noise study included a review of compliance with the Zoning Regulations. Aaron Farbo stated that it shows compliance with 70 decibels.

Aaron Farbo noted that the noise from the project should blend in with existing traffic noise.

Tom Franklin asked if the vacuum turbine in the rear of the lot could be moved closer to the car wash. Nicole Duquette stated that this could be reviewed.

Chris Lowe asked what equipment would produce the most noise. Aaron Farbo stated that the blowers near the exit of the wash would produce the most noise.

Chris Lowe asked for public comment.

Pat Caruso, 50 Beech Street, expressed concern with noise from the project and noted that he purchased a noise meter and took readings at the existing car wash on Sykes Mountain Avenue. He explained that he can hear noise from the car wash at the Sunoco Station on Route 5, that he was concerned with the ability of a stockade fence to block noise, and noise from trash haulers.

Gordon Brown, 39 Cedar Street, noted that his house is close to the shared property line. He submitted an exhibit outlining existing areas on his lot and his neighbor's lot that get flooded, and areas of unhealthy trees. He expressed concern with added noise to an area that is already noisy. He added that he was concerned with runoff from snow melt, noise and fumes from customer vehicles, and suggested the applicant plant additional landscaping on their own property near his property.

Nicole Duquette noted that the proposed hours from the car wash were 7AM-8PM seven days and week and that the vacuums were proposed to be operational 24/7. She added that noise does not increase if multiple vacuum stations are being used at the same time, and noted that the applicant can require that the dumpsters be emptied during daytime hours.

Nicole Duquette explained that the areas where snow is proposed to be stored can be redesigned so that they function like a rain garden.

Stephanie Gile asked if there would be an idling policy. Tom Frawley explained that vehicles in the queue lanes would not trigger the State restrictions on idling.

Stephanie Gile asked if there was room to install planting on the neighbor's side of the fence.

Nicole Duquette stated the fence could be moved to provide adequate space for plantings.

Gordon Brown noted he was not opposed to the project but was opposed to the layout.

Mark Greenan, 29 Oak Street, expressed concern with existing noise from trash haulers, the proposed hours for the vacuum stations, and ability of an attendant to deal with all aspects of operating the site.

Nicole Duquette offered that the vacuums in the rear of the lot could be turned off when the car wash is not open and that there would be 2-3 employees on site.

Amanda Metivier, 27 Ash Street, expressed concern with added noise to the neighborhood, lighting, and the health of the existing trees in the wooded area.

Keith Thompson, 21 Cedar Street, expressed concern with noise, lighting, stormwater, and effect on his water pressure.

Amanda Metivier expressed concern with the proposed land lease, explained that she gets water in her basement in the spring, and questioned if "echoing" was reviewed in the noise study.

Tom Frawley noted that he will work with his trash hauler on hours, and can shut the rear vacuums off when the car wash is closed. He noted that the existing car wash is a different design with different equipment, the turbines for the vacuums will be enclosed and screened, and confirmed he is willing to move the fence and add landscaping. He explained that stormwater will be contained on site, improving existing conditions.

Nicole Duquette noted that the photometric plan is conservative as it does not consider the proposed landscaping/fencing.

Aaron Farbo confirmed that "echoing" was considered in the noise study.

There was a brief discussion about lighting. Nicole Duquette noted that the light fixtures are full cut off fixtures.

Patti Greenan, 29 Oak Street, expressed concern about noise, added traffic, and the need for a 3rd car wash in the area.

Chris Lowe moved to close the Public Hearing. Alice Maleski seconded, and the Public Hearing was closed.

Chris Lowe moved to enter a Deliberative Session. Alice Maleski seconded, and the motion passed unanimously.

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When the Board reconvened, Chris Lowe moved to continue the application to the Board's May 15, 2024 Hearing. Alice Maleski seconded, and the motion passed unanimously.

Chris Lowe noted that the Board wanted a 3rd party review of the noise study at the applicant's expense. He suggested the applicant contact Jo-Ann Ells.

Chris Lowe added that the Board wanted the applicant to:

- Limit the hours of operation for all vacuums to those that the car wash is open
- Consider opening the car wash at 8AM
- Talk to the neighbors about moving the fence and providing additional screening
- Provide additional information regarding on-site traffic congestion and consider having an employee direct traffic on busy days
- Revise the snow storage areas to function as rain gardens
- Restrict the hours trash haulers come to the site to daytime hours
- Provide information regarding employee parking
- Submit information (to the Zoning Administrator) regarding compliance with section 260-31 of the Zoning Regulations prior to commencement of the 3rd party review

Administrative Matters

1. Public Comment

None

2. Minutes

Chris Lowe moved to approve the minutes of March 6, 2024. Tom Franklin seconded, and the motion passed unanimously.

3. Elect Officers

Stephanie Gile moved to keep the current Officers; Steve Lagasse, Chair, Chris Lowe, Vice Chair, and Alice Maleski Clerk. Alice Maleski seconded, and the motion passed unanimously.

4. Administrative Permits

Jo-Ann Ells noted that an administrative permit was issued for a batting cage and bullpen at the Maxfield Sports complex.

5. Availability for the next Hearing

All Board members anticipated being available for the May 15, 2024 Public Hearing

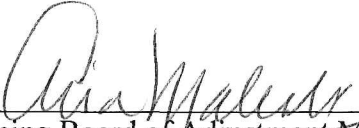
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Adjournment

At 8:30 p.m., Alice Maleski 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