

**Approved
MINUTES
Zoning Board of Adjustment
May 15, 2024**

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

Absent: Alice Maleski and Lannie Collins, Selectboard Liaison

Public Hearing

Steve Lagasse reviewed the Hearing process and interested party rule, and noted that a motion needed three concurring votes to pass.

Chris Lowe opened the Hearing, read the hybrid meeting script, and took a roll call.

Administrative Matters

1. Request by Woody Rollins to occupy a travel trailer/recreational vehicle under §260-34 G 1 of the Zoning Regulations while restoring a historic dwelling located at 3398 Jericho Street.

Jo-Ann Ells explained that the Zoning Regulations permit the Zoning Board to allow a mobile home or travel trailer to be lived while a new home is being constructed and that Mr. Rollins is requesting to live on an RV while his historic home at 3398 Jericho Street is being completely renovated.

Tom Franklin asked if there was a time limit. Jo-Ann Ells noted the Board can approve the request for a one year period.

Steve Lagasse moved to approve the request for a one year period. Tom Franklin seconded, and the motion passed unanimously.

2. Public Comment

None

Public Hearing

1. 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. (Continued from January 31, 2024)

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

Steve Lagasse noted that since the Board had reviewed the application a number of times a full review was not necessary.

Dennis Marquise stated that in 2022 the search for consultants began and in 2023 the Planning Commission held a sketch plan review for the project before the application was submitted formally. He added that the applicant has worked with the Planning Commission, Zoning Board, and staff to address comments and concerns and the application is ready for the Board to act on. He added that the Planning Commission will review the application on May 20th and the Selectboard will need to approve the road realignment and utilities/booster station.

Dennis Marquise explained that in response to previous comments from Board members, the number of handicapped parking spaces have been increased from the required 8 spaces to 12 spaces, and the applicant will install solar panels on the roof and provide charging stations for electric vehicles and electric bikes.

Chris Lowe requested that the party conducting the third party review be identified in the Findings of Fact.

There was a brief discussion regarding the proposed stormwater design.

Kevin Worden explained that the gate at the end of Hickory Ridge has been reviewed with the DPW and Fire Marshal, and will require approval by the Selectboard.

There was a brief discussion about the design of the stormwater detention areas and plantings.

Steve Lagasse asked for testimony from Interested Parties.

Sylvia Provost thanked the applicant for preparing a ‘phenomenal’ project and for communicating with the neighbors.

Sylvia Provost asked that Hickory Ridge be closed to traffic when construction commences. It was agreed that Jo-Ann Ells would share this request with the DPW/Fire Marshal and the Findings would include a condition that the outcome be reviewed by the Chair of the Board.

Sylvia Provost asked where the proposed “string lights” would be located. Paul Simon noted the location in the outdoor seating area in Phase #1.

It was noted that the project’s lights would be on all night, but that there would be no off-site glow.

Paul Simon noted that there would be a 2 year guarantee for the landscaping to make sure it is well established.

It was agreed that the applicant’s landscape architect would review changing the White Pines around the perimeter of the lot for another species such as Norway Spruce to ensure continuous screening, with a condition that the outcome be reviewed by the Chair of the Board.

Chris Lowe asked about the retention and maintenance of the existing trees. Kevin Worden noted the limits of disturbance on the plans.

It was noted that before a Certificate of Occupancy is issued, the applicant needs to submit "A management plan for the open space in accordance with the Vermont Urban & Community Forestry Program for review and approval by the Chairs of the Zoning Board of Adjustment and Planning Commission."

The improvements to be installed during Phase #1 were reviewed.

Jo-Ann Ells noted that the Director of Planning and Development reviewed the traffic study and their comments had been addressed by the applicant.

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

Jo-Ann Ells reviewed the changes to the draft Findings of Fact as discussed.

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

Administrative Matters Continued

1. Minutes

Steve Lagasse moved to approve the minutes of April 10, 2024. Chris Lowe seconded, and the motion passed unanimously.

2. Administrative Permits

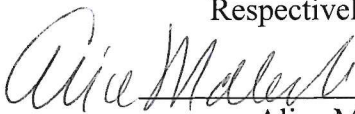
None

3. Availability for the next Hearing

Stephanie Gile noted that she might not be available for the Hearings in June and July.

Adjournment

At 7:26 p.m., Chris Lowe 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