

**Approved
MINUTES
Zoning Board of Adjustment
June 26, 2024**

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

Absent: Stephanie Gile

Public Hearing

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

Administrative Matters

1. Public Comment

None.

2. Minutes

Steve Lagasse moved to approved the minutes of May 15, 2024. Tom Franklin seconded, and the motion passed unanimously.

3. Administrative Permits

Steve Lagasse reviewed an administrative permit issued to the U.V. Haven for a 55 sq. ft addition to food shelf and a shed.

4. Availability for the next Public Hearing (July 24, 2024)

Chris Lowe noted that he might not be available for the Hearing.

Steve Lagasse reviewed the Hearing process, interested party rule, and issued the oath.

Alice Maleski arrived.

Public Hearing

1. Application #05-24 by the State of Vermont (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for approval of additions and improvements to the Windsor District Court, lot 46-0024-001, 82 Railroad Row, White River Junction, in CB and Design Reivew zoning districts.

Joe Aja and Sherilyn Lafley were present.

06-26-24

Jo-Ann Ells reviewed several change to the draft Findings of Fact.

Sherilyn Lafley gave an overview of the project.

Tom Franklin asked about the color of the proposed terracotta tiles. Sherilyn Lefley noted they would be similar to the existing brick.

It was noted that EV chargers were proposed in the public parking area and conduit for EV charger would be installed in the employee parking area.

There was no public comment.

Steve Lagasse moved to close the Public Hearing. Alice Maleski seconded, and the Public Hearing was closed.

Alice Maleski moved to approve the application with the noted changes. Chris Lowe 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 Bob Bollinger were present.

Jo-Ann Ells noted that a third party review of the noise study had been completed. She reviewed several changes to the draft Findings of Fact.

Nicole Duquette reviewed changes to the application since the Board's initial review.

It was noted that silencers on the car wash blowers and a sound barrier wall would be added to mitigate noise.

The proposed landscaping was reviewed.

Chris Lowe shared that he did a site visit to the existing car wash on Sykes Mountain Avenue when a vacuum, the self-wash bay, and automatic wash were all in use and observed that the activity did not generate a lot of noise. He added that the thought the plan looked good.

Tom Franklin stated that he was happy to see that the neighbors' concerns regarding runoff were addressed.

Alice Maleski commented that she was impressed with the changes to the application. Steve Lagasse echoed the comment and thanked the applicant for responding to the concerns voiced by neighbors.

06-26-24

There was a discussion regarding vehicular circulation. Nicole Duquette offered that employees will be on site to assist with traffic flow if needed.

Steve Lagasse asked for public comment.

Lannie Collins asked if water would be reused. Nicole Duquette stated that a percentage of the water will be reused. It was noted that the DPW has reviewed and commented on the application and any discharge into the Town's system will be as approved by the DPW.

Steve Lagasse moved to close the Public Hearing. Alice Maleski seconded, and the Public Hearing was closed.

Alice Maleski moved to approve the application with the noted changes. Chris Lowe seconded, and the motion passed unanimously.

Adjournment

The Board adjourned at 7:20 p.m.

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

