

**Approved
MINUTES
Zoning Board of Adjustment
July 24, 2024**

Present: Steve Lagasse, Chair, Alice Maleski, Tom Franklin, and Jo-Ann Ells, Zoning Administrator

Absent: Chris Lowe, Vice Chair, Stephanie Gile, and Lannie Collins, Selectboard Liaison

Public Hearing

Steve Lagasse opened the Hearing.

Tom Franklin read the hybrid meeting script and took a roll call.

Steve Lagasse noted that people who participated in the Hearing, including oral and written testimony, will be given a copy of the Board's Decision.

Steve Lagasse reviewed the Hearing process and Interested Party Rule, explained that only a quorum of the Board was present and therefore a vote needed to be unanimous for action to be taken, and administered the oath.

The Board took a roll call.

Public Hearing

1. Application #07-24 by 12 Tremont Street, LLC (owner) and Tim Sidore (applicant) for Conditional Use Approval under section 260-16 and 260-25 of the Hartford Zoning Regulations to convert an existing structure into a multi-unit dwelling, lot 09-0072-000, 1200 Christian Street, Hartford, in a proposed Planned Development.

Tim Sidore, owner/applicant, Jim Wasser, Sudio Nexus, and Adam Morse, Engineering Ventures were present.

Tim Sidore explained that 12 Tremont Street, LLC is a sister company of Execusuite and reviewed several redevelopment projects they have done in the area. He noted that they purchased the property in the summer of 2023 and want to redevelop the former nursing home into 38 dwelling units.

Jim Wasser reviewed the history of the construction and use of the building. He noted that the projects keep the building intact and does not alter the footprint of the building. He explained that the application includes the creation of 38 dwelling units and that 40% of the units will be affordable. He acknowledged that the units are small and noted that the buildings construction lends itself to small units. He added that the project will provide housing for a demographic not well provided for in the Upper Valley.

Jim Wasser gave an overview of the landscaping plan, outdoor amenities, parking, gated access on Brookside Road, provision for a shared electric vehicle, and conduit that will be installed for future electric vehicle charging stations. He noted that the entrances to the building will be well lit, and a bike rack will be provided.

Adam Morse reviewed the civil plans including site circulation, drainage, snow storage, and lighting.

Tom Franklin remarked that the dwelling units are small, and noted that he understands the redevelopment is constrained by the construction of the building. He added that he is glad to see an application to redevelop the building.

Tom Franklin asked about the removal of parking spaces along Brookside Drive. Jo-Ann Ells noted that this was in response to concerns voiced by the DPW regarding vehicles backing up into the street.

Tom Franklin asked for confirmation that the access drive on Brookside Drive would be gated. Tim Sidore confirmed.

Tom Franklin noted that providing a public transit stop for the development could be difficult.

It was noted that the proposed shared electric vehicle would be parked in one of the proposed parking spaces near the accessible parking spaces to the rear of the building.

Tom Franklin asked for confirmation that the garage would remain. Jim Wasser confirmed and noted it would be used for maintenance.

Steve Lagasse asked about the need for directional signage. Adam Morse noted entrance/exit signage on the civil plans.

Steve Lagasse suggested additional pavement markings be added to the plans for help with the one-way circulation pattern.

Steve Lagasse noted that the applicant had not provided a traffic study. Tim Sidore stated that information he provided regarding traffic was based on on-line statistics and personal experience.

Alice Maleski asked about provisions for electric bikes. Tim Sidore offered that conduit could be run to the bike rack.

Steve Lagasse noted that the Board had received a letter from a number of neighbors. He reviewed the letter and explained items that were within the Board's purview and those that were not.

Steve Lagasse asked the applicant to review the landscaping plan. Jim Wasser reviewed the

landscape plan.

Alice Maleski asked about the possibility of providing garden space for residents. Tim Sidore offered to consider the request.

Tom Franklin asked for confirmation that the applicant was not proposing any changes to the southern portion of the lot. Jim Wasser confirmed and noted that the area is wooded and contains a marsh.

Steve Lagasse asked for comment from interested Parties.

Hilde Ojibway expressed concern with the storage of electric bikes and potential for fires. She suggested the Board research the issue. Tim Sidore offered to prohibit the storage of electric bikes in the building in the leases.

Hilde Ojibway asked who would pay for the installation of the future electric vehicle charging stations and noted that this could affect the affordability of the unit if residents are required to pay.

Frank Klymn asked if the existing “pond” would be altered. Tim Sidore confirmed no changes to the “pond” were proposed.

Frank Klymn expressed concern with the lack of a traffic study and noted that traffic has increased over the years since the nursing home closed. He asked the Board to conduct a site visit.

Hilde Ojibway echoed the request for a traffic study.

Hilde Ojibway asked about the impact on the riparian buffer. Jo-Ann Ells noted the Board had the authority to review this.

Jesse Klymn thanked the applicant for the improvements to the property that they have made. He expressed concern with the proposed number of units and the lack of a traffic study/increased traffic. Steve Lagasse suggested that he discuss density with the Planning Commission.

Audry Devost expressed concern with the placement of a dumpster pad in the riparian buffer and suggested the Board consider having an attorney review the document required for the applicant to demonstrate compliance with the affordable housing requirements as suggested in the draft Findings of Fact. She added with she was concerned with the number of parking spaces and the possibility that vehicles could end up parking in the street.

Jen Horn questioned the appropriateness of several proposed plants given that they are considered toxic to humans and pets. Steve Lagasse acknowledged this concern.

Steve Lagasse suggested that concerns regarding the number of parking spaces be directed to the Planning Commission.

Mark Detzer expressed concern with the lack of a bus stop and laundry facilities noting that many residents may not have a vehicle and the closest bus stop and laundromat (which may close soon) is approximately a mile away.

Ann Kerrigan asked if the applicant could enlarge the garage. Jo-Ann Ells noted a permit would be required.

Ann Kerrigan expressed concern with additional traffic in the neighborhood.

Tom Franklin asked if the proposed storage in the basement would be for tenants. Tim Sidore noted that use of the basement space was being reviewed. He noted that the space would be used for storage, maintenance, and/or mechanicals.

Hilde Ojibway asked that the Board understand that concerns expressed by the neighbors are not NIMBY, and noted that they are excited for new housing, but want it done right.

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

Steve Lagasse moved to enter deliberative session. Alice Maleski seconded, and the motion passed.

When the Board reconvened, Steve Lagasse explained that the Public Hearing would be reopened so the Board could continue the Hearing in order for the applicant to submit a traffic study. He added that in order for the applicant to be heard at the Board's Hearing on September 4th, the traffic study would need to be submitted to the Zoning Administrator by 5PM, Thursday, August 8th. He added that if the application is approved, the final plan would need to include additional pavement markings and the document demonstrating compliance with 24 V.S.A. § 4303 (2) would be required to be reviewed by the Town's attorney at the applicant's expense.

Steve Lagasse moved to re-open the Public Hearing, Alice Maleski seconded, and the Hearing was re-opened.

Steve Lagasse moved to continue the application to September 4, 2024 in order for the applicant to submit a traffic study as discussed. Tom Franklin seconded, and the motion passed unanimously.

Administrative Matters

1. Public Comment

None

2. Minutes

07-24-24

Steve Lagasse moved to approve the minutes of June 26, 2024. Alice Maleski seconded, and the motion passed unanimously.

3. Administrative Permits

None

4. Discuss starting Hearings later

Tabled.

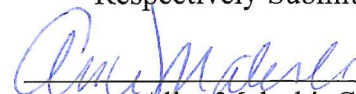
5. Availability for the next Public Hearing

All Board members anticipated being available the September 4, 2024 Hearing.

Adjournment

At 910 p.m., Alice Maleski moved to adjourn. Tom Franklin seconded, and the motion passed.

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

