

**Approved
MINUTES
Zoning Board of Adjustment
September 4, 2024**

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

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

Public Hearing

Chris Lowe noted that the Hearing had been continued from July 24, 2024, read the hybrid meeting script, took a roll call, administered the oath, and noted that 3 concurring votes were needed for action to occur.

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. (Continued from July 24, 2024)

Tim Sidore, Jim Wasser, and Adam Morse were present.

Jo-Ann Ells noted that an email from Justin Barwood regarding parking/circulation had been received earlier in the day and shared with the Board and Applicant.

Jo-Ann Ells outlined the new materials that had been received since the July 24th Hearing.

Tim Sidore gave a brief overview of the project.

Chris Lowe noted the response from Advance Transit regarding the inability to add a bus stop near the project.

Jim Wasser gave an overview of the traffic study including recommendations.

Jo-Ann Ells noted that the draft Decision included a condition that the applicant submit information for review and approval by the Chair regarding how they are addressing the recommendations of the Traffic Impact Study before a Zoning Permit is issued.

It was noted that Brookside Nursing Home closed in 2017.

Chris Lowe asked the applicant's thoughts on the email received from Justin Barwood. Tim Sidore noted that while the thought his suggestions were interesting, he was comfortable with the application as presented. Jo-Ann Ells noted that the DPW is not supportive of angled parking spaces along Brookside Drive.

There was a discussion regarding locating the dumpster in the riparian buffer. It was agreed that

the dumpster would be placed on pervious material and a maintenance plan for the material would be required to be submitted.

Chris Lowe asked for comments from Interested Parties.

Dan Loskutoff expressed concern with the potential for vehicles to enter the property/parking area through a utility easement on Brookside Drive.

Jeff Arnold expressed concern with the number of parking spaces. Jo-Ann Ells noted that the Planning Commission has the authority to review parking.

Scott Hausler expressed concern with the added vehicular and pedestrian traffic on Chandler Road. He asked if the traffic study considered other options for access to the property and traffic when school is in session. He noted the lack of sidewalk and crosswalks in the area, and questioned the adequacy of bike storage. He stated that while he was not necessarily opposed to the project, he did have concerns.

Mark Detzer expressed concern that the proposed density would have an impact on the neighborhood, including added traffic. He expressed concern with the accuracy of the estimates provided in the traffic study, noted that the study was prepared very quickly, and expressed concern with the lack of overflow parking.

Tim Sidore noted that projects he has done in recent years indicate few multiple occupants in small units and added that leases would allow one vehicle per unit.

It was noted that the police would need to enforce unauthorized on street parking. Jo-Ann Ells noted that if this is a recurring issue, she would reach out to the applicant for assistance in resolving the issue.

Chris Lowe noted that the applicant was providing a shared vehicle. Tim Sidore added that he was willing to consider adding another shared vehicle in the future.

Mark Detzer stated that the project seems more like an in-town design given the distance to services and public transit.

Mark Detzer shared a conversation he had with the Police Department regarding enforcement of on-street parking.

Chris Lowe asked about the amount of traffic the nursing home generated.

Sue Loskutoff stated that the facility was understaffed and therefore traffic was low. She expressed support for the shared vehicle.

Jen Horn expressed concern with locating the dumpster in the riparian buffer and the planting of winterberries which are toxic to dogs. It was agreed that the winterberries would be changed to a non-toxic planting.

There was a discussion regarding the storage/charging of electric bikes. Tim Sidore stated that leases would prohibit the storage of electric bikes in the building.

Alice Maleski noted that overflow parking could be an issue during holidays and questioned if the traffic study should consider this issue and traffic when school is in session.

Jim Wasser noted that given the small size of the proposed units he believes traffic will be less than predicted in the traffic study.

Sue Loskutoff expressed concern that tenants with two cars would park in the extra parking spaces.

Jeff Arnold stated that he did not believe the size of the units met the federal requirements and noted that traffic was minimal when the nursing home was open.

Chris Lowe moved to close the Public Hearing. Stephanie Gile seconded, and the Public Hearing was closed.

Chris Lowe moved to enter deliberative session. Tom Franklin seconded, and the motion passed unanimously.

When the Board returned, Jo-Ann Ells reviewed changes to the draft Findings of Fact.

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

Administrative Matters

1. Public Comment

None

2. Minutes

Chris Lowe moved to approve the minutes of July 24, 2024. Alice Maleski seconded, and the motion passed unanimously.

3. Administrative Permits

None

4. Discuss starting Hearings later

Tabled

09-04-24

5. Next Public Hearing

Jo-Ann Ells noted no applications requiring review by the Board were submitted so therefore, the October 9th meeting is cancelled.

Adjournment

At 8:08 p.m., Chris Lowe moved to adjourn. Alice Maleski seconded, and the motion passed.

Respectively Submitted,


Alice Maleski, Clerk

Zoning Board of Adjustment Members/Terms:

Alice Maleski	03-07-25
Steve Lagasse	03-07-25
Chris Lowe	03-21-25
Tom Franklin	04-04-25
Stephanie Gile	11-11-27