

**APPROVED
MINUTES
Zoning Board of Adjustment
December 11, 2024**

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

Absent: Lannie Collins, Selectboard Liaison

Public Hearing

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

1. Application #08-24 by Landon and Renee Potwin (owners/applicants) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a garage/accessory dwelling unit, lot 02-0043-006, 179 Handy Road, Hartford, in a RL-5 zoning district.

Renee Potwin was present.

Jo-Ann Ells gave an overview of the project and displayed the photograph submitted by the applicants.

It was noted that the second floor of the structure would be used as an accessory dwelling unit (ADU) and storage space. Jo-Ann Ells explained that the town is considering loosening ADU requirements and depending on the outcome, the proposed ADU might be able to be expanded or a seconded ADU added in the future. There was a discussion regarding current ADU requirements.

Alice Maleski noted that she would have liked to have seen elevation plans submitted as part of the application.

Steve Lagasse noted that while the proposed structure is large, he is not concerned given the rural location of the lot and fact that it will not be visible from the street or by neighbors.

Tom Franklin commented that he believed the proposed location of the structure in the driveway, roughly at the same elevation of the existing house, and outside of the septic/well setbacks was good.

Steve Lagasse stated that he agreed with Tom, and added that he was pleased that there is room to expand the ADU if allowed in the future.

There was no public comment.

Steve Lagasse moved to close the Public Hearing. Tom Franklin seconded, and the Public Hearing was closed.

Stephanie Gile moved to approve the application as presented. Tom Franklin seconded, and the motion passed unanimously.

Administrative Matters

1. Public Comment

12-11-24

None

2. Minutes

Chris Lowe moved to approve the minutes of September 4, 2024 as drafted. Alice Maleski seconded, and the motion passed 4-1. (Steve Lagasse did not vote as he was not present at the Hearing.)

3. Administrative Permits

Jo-Ann Ells reviewed three projects that were permitted administratively:

- TPHT, EV Chargers
- WR Toyota, temporary structures
- Quechee Mobil, changes to parking/demo

4. Discuss starting Hearings later

The Board discussed changing the time their meetings start and decided not to make a change.

5. Availability for the next Public Hearing

Chris Lowe noted that he was not available for the January 15, 2025 Hearing.

Adjournment

At 7:03 p.m., Steve Lagasse moved to adjourn. Chris Lowe seconded, and the motion passed.

Respectively Submitted,



Alice Maleski, Clerk

Zoning Board of Adjustment Members/Terms:

Tom Franklin	04-04-25
Stephanie Gile	11-11-27
Alice Maleski	03-17-28
Steve Lagasse	03-17-28
Chris Lowe	03-17-28