

**APPROVED
MINUTES
Zoning Board of Adjustment
March 26, 2025**

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

Absent: None

Public Hearing

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

Steve Lagasse reviewed the hearing process, interested party rule, and administered the oath.

1. Application #01-25 by Gregg and Karen Edelstein (owners/applicants) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for an addition to a garage, lot 07-2137-000, 814 Noyes Lane, Quechee, in the Quechee Lakes Planned Development.

Gregg Edelstein was present.

Gregg gave an overview of the application including the layout of the lot.

It was noted that the proposed garage bay was at an angle to avoid an outcropping of rock.

Michael Shankman, Chair of the Quechee Lakes Review Board, voiced support for the project.

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

Chris Lowe moved to approve the application. Stephanie Gile seconded, and the motion passed unanimously.

2. Application #02-25 by Varma Yash and Sharon Rosenthal (owners/applicants) for Conditional Use Approval under sections 260-16, 260-25, and 260-26 of the Hartford Zoning Regulations related to the construction of structures, a driveway, and associated improvements, lot 07-5233-000, Willard Road, Quechee, in the Quechee Lakes Planned Development.

Ann Kynor of Pathways Consulting was present.

Ann gave an overview of the project including the need to cross an intermittent stream to construct a driveway and bring in roughly 3,000 cubic yards of material. She noted that there are wetlands on the property and that the proposed retaining wall would need to be separately engineered and permitted.

Stephanie Gile voiced her concern with the size of the project on a site constrained by natural resources.

Ann Kynor noted that a wetland scientist delineated the wetlands. She added that the State District Wetlands Ecologist, Rebecca Chalmers has reviewed a draft of the plan, and a full review of the final plan is required.

Ann Kynor explained that she looked at several designs to access the property and concluded that the proposed layout has the least impact on wetlands.

There was a brief discussion about the size of the proposed culvert. Ann Kynor noted that it was designed for 50 and 100 year storms. She added that a box culvert might be determined to be the best option.

Tom Franklin asked if the proposed spreaders were required. Ann Kynor noted that they were determined to be the best option for the project.

The Board reviewed plan sheet #9.

Abutter Michael Grazer noted that he did not object to the lot being developed but was concerned with the appropriateness of the proposed 3 bedroom guest house and 5 bedroom main house. He stated he was also concerned with runoff and overbuilding on the site.

Ann Kynor reviewed the stormwater design and concluded that the downhill property should not be affected.

Michael Grazer asked the Board to watch a video of his driveway, stream, and pond taken earlier in the day, which the Board did.

Steve Lagasse asked if the velocity of the water leaving the site would be increased. Ann Kynor confirmed it would not.

Ann Kynor stated that the project did not require a State Stormwater Permit or State General Construction Permit.

Stephanie Gile asked if the driveway would be paved. Ann Kynor stated that she would recommend the steep part of the driveway be paved.

Alice Maleski asked if the project had been approved by the Quechee Review Board. Michael Shankman stated that the Board had only had a preliminary discussion.

The Public Hearing was closed and then reopened.

Steve Lagasse asked if the design of the project would change if the proposed structures were smaller.

Ann Kynor stated that this would not change the location or width of the driveway. She noted that the guest house does not impact the design of the driveway and added that the guest house and main house are outside of the riparian buffer.

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

After some discussion amongst the Board, Steve Lagasse moved to enter deliberative session. Chris Lowe seconded, and the motion passed.

When the Board reconvened, Steve Lagasse moved to approve the application. Chris Lowe seconded, and the motion passed unanimously.

Administrative Matters

1. Public Comment

None

2. Elect Officers

Steve Lagasse moved to appoint Stephanie Gile Chair, Steve Lagasse, Vice Chair and Alice Maleski Clerk. Tom Franklin seconded, and the motion passed unanimously.

3. Ethics Training

Jo-Ann Ells reminded the Board that they need to complete the Ethics Training by September 25, 2025. She added that when they do the training, they will be asked about the municipal contact person and noted that it is the Town Manager.

4. Minutes

Steve Lagasse moved to approve the minutes of December 11, 2024. Alice Maleski seconded, and the motion passed unanimously.

5. Administrative Permits

None

6. Availability for the next Public Hearing

Jo-Ann Ells noted that she expected the April Hearing to be cancelled.

Adjournment

03-26-25

At 8:20 p.m., Alice Maleski moved to adjourn. Stephanie Gile 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