

**Approved
MINUTES
Zoning Board of Adjustment
August 13, 2025**

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

Absent: Ashley Andreas, Selectboard Liaison

Public Hearing

Stephanie Gile read the hybrid meeting script, took a roll call and administered the oath.

1. Application #03-25 by Laura Simon (owner/applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for the installation of solar panels, lot 09-0108-000, 124 Stonecrest Avenue, Wilder, in a R-3 zoning district.

Laura Simon attended remotely.

Laura Simon gave an overview of the application. She explained that she was requesting the waiver to gain more sun exposure. She noted that her property slopes up from the road.

Tom Franklin asked about the purpose of the project, noting there is solar on the roof.

Laura Simon explained that the rooftop panels are connected to the grid, and she would like more power for her property. She noted she owns an electric vehicle.

Steve Lagasse asked if Green Mountain Power had been contacted. Laura Simon confirmed that they had been contacted, and they did not have any concerns.

Steve Lagasse asked about the capacity of the system. Laura Simon stated that she would need to get back to the Board with an answer.

Steve Lagasse stated he would like to know how long it takes to charge the batteries.

Laura Simon noted that if she was required to meet the setback it would not make sense to install the panels.

Steve Lagasse stated that he would like the applicant to stake out the project and for the Board to conduct a site visit.

There was a discussion about the angle of the panels in the summer and winter months.

Laura Simon read a letter from a neighbor in support of the application.

08-13-25

Steve Lagasse moved to continue the Hearing to 10:00AM on Wednesday, September 10, 2025 in order for the Board to conduct a site visit followed by the continuation of the Hearing at Town Hall. Tom Franklin seconded, and the motion passed unanimously.

Administrative Matters

1. Public Comment

None

2. Minutes

Alice Maleski moved to approve the minutes of March 26, 2025. Stephanie Gile seconded, and the motion passed unanimously.

3. Administrative Permits

Jo-Ann Ells explained that an administrative permit had been issued to QLLA for a golf cart bridge pier repair.

4. Availability for the next Public Hearing

All Board members anticipated being available for the October 8, 2025 Hearing.

Adjournment

At 7:20 p.m., Stephanie Gile moved to adjourn. Tom Franklin seconded, and the motion passed.

Respectively Submitted,



Alice Maleski, Clerk

Zoning Board of Adjustment Members/Terms:

Stephanie Gile 11-11-27

Alice Maleski 02-17-28

Steve Lagasse, Chair 02-17-28

Tom Franklin 04-14-28