

**Approved
MINUTES
Zoning Board of Adjustment
September 10, 2025**

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

Absent: Alice Maleski and Tim Fariel , Selectboard Liaison

Public Hearing

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 was present.

It was noted that the Public Hearing on the application was opened on August 13, 2025 and continued to September 10, 2025 in order for the Board to conduct the site visit which they did the morning of September 10th before convening at Town Hall. Stephanie Gile noted the Board should voice any observations from the site visit that they want on the record.

Tom Franklin noted that he was surprised that the size of the panels was smaller than he anticipated. He asked how the panels would be tilted during the winter months and Laura Simon stated that she would manually tilt them.

Laura Simon read a statement from her contractor which outlined that he expected the panels to look similar to a raised garden expect in during the winter months when the panels will be tilted. He also noted that the purpose was to provide power to the household during a power outage.

It was noted that the panels would be operational all year.

There was a brief discussion regarding the need to tilt the panels during the winter months.

Laura Simon stated that she intends to do some low plantings such as strawberries/flowers in front of panels.

Tom Franklin noted that for many months the panels will not be tilted.

There was no public comment.

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

09-10-25

Stephanie Gile moved to approve the application as outlined in the draft Findings of Fact. Tom Franklin seconded, and the motion passed unanimously.

Administrative Matters

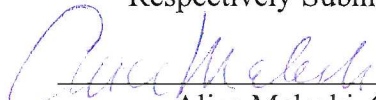
Jo-Ann Ells noted that she neglected to record the Board's Hearing in August and that she contacted the Vermont League of Cities and Towns (VLCT) for advice. She explained that the VLCT advised her to acknowledge the oversight and outline how it would be avoided in the future.

Jo-Ann Ells noted that she revised the meeting script such that the Chair/Vice Chair will ask for confirmation that the meeting is being recorded. In addition, when scheduling the TEAMS meeting, she will select the "record automatically" option. All agreed that this was a reasonable approach.

Adjournment

At 10:40 a.m. Steve Lagasse moved to adjourn. Stephanie Gile 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