

**Approved
MINUTES
Zoning Board of Adjustment
October 8, 2025**

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

Absent: Tim Fariel, Selectboard Liaison

Public Hearing

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

1. Application #04-25 by Arturo Arnold and Radoyka Garcia (owners/applicants) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for the installation of an Accessory Dwelling Unit, lot 08-0238-000, 635 Valley View Road, Hartford, in a RL-10 zoning district.

Arturo Arnold and Tim Schaal were present.

Arturo Arnold gave a brief overview of the project.

Jo-Ann Ells noted that the application before the Board was limited to the request for a setback waiver and not the accessory dwelling unit.

Tom Franklin noted that the structure will not be visible from other residences.

Tom Franklin asked about maintenance of the private section of the road. Arturo Arnold explained that it is shared between the dwellings on the road.

Stephanie Gile asked if the proposed structure was a single-story. Arturo Arnold confirmed that the proposed structure was a single-story.

There was a discussion regarding exterior lighting. Arturo Arnold noted that he did not believe any of the existing or proposed lights create/will create any off-site impacts.

There was no public comment.

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

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

10-08-25

Administrative Matters

1. Public Comment

None

2. Minutes

Steve Lagasse moved to approve the minutes of August 13, 2025 and September 10, 2025. Alice Maleski seconded, and the motion passed unanimously.

3. Administrative Permits

None

4. Availability for the next Public Hearing

Jo-Ann Ells noted that no application requiring review by the Zoning Board were submitted and therefore, the November 5, 2025 Hearing was cancelled.

Adjournment

At 6:50 p.m., Stephanie Gile moved to adjourn. Alice Maleski 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