

HARTFORD ZONING BOARD OF ADJUSTMENT

August 5, 2026

Meeting Notice and Agenda

The Hartford Zoning Board of Adjustment will meet on Wednesday, August 5, 2026, beginning at 6:30 p.m. to consider the following Applications and Administrative Matters.

This meeting will be conducted in person at Hartford Town Hall, 171 Bridge Street, White River Junction, Vermont. In addition, you may join the meeting remotely as follows:

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/231004800563230?p=jD8lYsMDJWA5XzFDUa>

Meeting ID: 231 004 800 563 230

Passcode: Gd9az6Dj

Dial in by phone

[+1 802-377-3677,658774685#](tel:+18023773677658774685)

1 (802) 377-3677

Phone conference ID: 658 774 685#

If you cannot access this meeting notice electronically or if you are having difficulty connecting to the meeting, please email Jo-Ann Ells at jells@hartford-vt.org

A. Public Hearings, beginning at 6:30 p.m.

1. Application #03-26 by Mountain Stream Builders, LLC (owner/applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for an existing dwelling, lot 07-5443-000, 470 Bentley Road, Quechee, in the Quechee Lakes Planned Development.

B. Administrative matters: 1. Public Comment. 2. Minutes. 3. Administrative Permits. 4. Zoning Administrator Update. 5. Availability for the next Public Hearing.

Application materials are available at the Hartford Town Hall, Department of Planning and Development Services, 171 Bridge Street, White River Junction, Vermont (802) 295-3075. Persons wishing to appear and be heard may do so in person, or be represented by another party and/or submit written testimony.

An interested person who has **participated** in a municipal regulatory proceeding may appeal a decision rendered in that proceeding to the Vermont Environmental Court. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding.

Stephanie Gile, Chair

**Zoning Board of Adjustment
Administrative Agenda
August 5, 2026**

1. Public Comment

2. Minutes

July 1, 2026

3. Administrative Permits

None

4. Zoning Administrator Update

- FY 1995- 2026 Zoning Permits
- FY 2000-2026 Zoning Board of Adjustment Applications

5. Availability for the next Public Hearing (September 30, 2026)

**DRAFT
MINUTES
Zoning Board of Adjustment
July 1, 2026**

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

Absent: Tom Franklin, Erik Krauss, 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 #02-26 by Kenneth and Rebecca Lallier (owners/applicants) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a shed, lot 08-0059-000, 547 Byron Hill, Hartford, in a RL-3 zoning district.

Ken Lallier was present.

Ken gave an overview of the application including constraints of the property that limit placement of a shed. He noted that the shed will be at the bottom of a slope.

There were no additional comments or questions from the Board.

There was no public comment.

Stephanie Gile 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. Steve Lagasse seconded, and the motion passed unanimously.

Administrative Matters

1. Public Comment

None

2. Minutes

Steve Lagasse moved to approve the minutes of March 11, 2026. Alice Maleski seconded and the motion passed unanimously.

3. Administrative Permits

07-01-26

- None

4. Availability for the next Public Hearing

All Board members anticipated being available for the next Public Hearing scheduled for August 5, 2026.

Adjournment

At 6:36 p.m., Steve Lagasse moved to adjourn. Alice Maleski seconded, and the motion passed unanimously.

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

Currently there is one open seat

**DRAFT
FINDINGS OF FACT
CONCLUSIONS OF LAW
AND
DECISION**

HARTFORD ZONING BOARD OF ADJUSTMENT

**Application #03-26 by Mountain Stream Builders, LLC (owner/applicant)
for approval of a setback waiver for an existing dwelling
lot 07-5443-000, 470 Bentley Road,
Quechee, in the Quechee Lakes Planned Development**

This decision pertains to application #03-26 by Mountain Stream Builders, LLC (owner/applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for an existing dwelling, lot 07-5443-000, 470 Bentley Road, Quechee, in the Quechee Lakes Planned Development.

FINDINGS OF FACT

Based upon the information contained in the exhibits for this application (see attached list) and the evidence adduced at the Zoning Board of Adjustment meeting of August 5, 2026 the Hartford Zoning Board of Adjustment makes the following Findings of Fact:

General Information

1. The owner of lot 07-5443-000 is Mountain Stream Builders, LLC who acquired the lot on 03-31-25. The deed is filed in vol. 629, pp. 338 of the Hartford Land Records.
2. The lot is located at 470 Bentley Road in Quechee.
3. The lot is developed with a single-family dwelling, deck, and detached garage.
4. The lot is approximately 0.98 +/- acres.
5. The lot is class three (3); on-site water and sewer.
6. The lot is part of the Quechee Lakes Planned Development.

2. 03-26

This Application

7. Zoning Permit #2024-198 was issued in the fall of 2024 for a single-unit dwelling, deck, and detached garage.
8. The setbacks in the Quechee Lakes Master Plan are 40' front and 25' sides and rear. Steps may intrude a maximum of 2' into the required setback.
9. Changes were made to the project and upon completion it was determined that the dwelling infringes 0.22 into the front setback, the dwelling and deck intrude 1.13' into a side setback, and the front steps intrude 0.6' into the front setback.
10. The applicant is seeking a setback waiver for these intrusions.
11. Section 260-52 of the Zoning Regulations sets forth a process and criteria for obtaining a setback waiver. The intent of section 260-52 of the Zoning Regulations "is to provide flexibility in setback requirements for the placement of primary and accessory structures in all zoning districts while maintaining the character of the area." A setback waiver may be considered, providing that a minimum setback of 5' is maintained, if one of the following criteria is met.
 - (A) When the reduction is no greater than the front or side setbacks for existing structures on adjacent lots on the same street frontage.
 - (B) For greater fire safety as recommended by the Hartford Fire Department.
 - (C) For greater preservation of open land/agricultural land or scenic vistas.
 - (D) For greater preservation of other natural resources, such as, but not limited to surface waters, wetlands, or steep slopes.
 - (E) For increased energy conservation and renewable energy structures.
 - (F) The waiver, if authorized, will represent the minimum necessary to achieve the stated purpose of this Section."

The structure meets the 5' setback requirement.

According to the applicant:

Design and permitting for this project placed the proposed home proximate to Bentley Road in consideration of maintaining open and undisturbed land in the back portion of the parcel as shown on the attached boundary plan. (C)

The rear portion of this parcel includes a perennial stream, which informed site design for this home to maintain a minimum buffer of 50 feet from the stream. (D)

The home and garage constructed on this lot maintain the character of the area by placing both structures proximate to Bentley Road to limit site impacts, maintain open space and separation from an existing stream, and provide primary and accessory structures aesthetically consistent with other homes along Bentley Road. (F)

12. The applicant understands it is their responsibility to obtain any approvals from the Quechee Lakes Development Review Board.
13. The applicant understands that they retain the obligation to identify, apply for, and obtain any relevant State permits for this project.
14. The applicant understands that a zoning permit and Certificate of Occupancy are required to finalize this approval.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Hartford Zoning Board of Adjustment concludes that the proposed development will:

- Be compatible with the scale and design of structures and overall existing development pattern of the surrounding area.
- Not impair reasonable or appropriate use of adjoining properties.
- Not result in greater impacts on natural resources.
- Not impair sight distances on public or private roads.

DECISION

The Hartford Zoning Board of Adjustment, based upon the foregoing Findings of Fact and Conclusions of Law, hereby approves application #03-26 by Mountain Stream Builders, LLC (owner/applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for an existing dwelling, lot 07-5443-000, 470 Bentley Road, Quechee, in the Quechee Lakes Planned Development **on the condition that:**

- **The applicant includes the changes to the square footage of the structures authorized by Zoning Permit #2024-198 when they apply for a Zoning Permit to finalize this decision.**

This decision is also subject to the condition that no modification or expansion shall be made to the project as described and limited in the above Findings of Fact and Conclusions of Law without the written approval of the Hartford Zoning Board of Adjustment and/or the Hartford Planning Commission. This decision may be revoked, and a new application or permit required if conditions and findings are violated or modified without written approval.

4. 03-26

The applicants are responsible for insuring compliance with all applicable State and Federal regulations pertaining to this application.

Those in favor:

Those in opposition:

Those not participating:

Dated at Hartford, Vermont this _____ day of August 2026.

HARTFORD ZONING BOARD OF ADJUSTMENT

By: _____
Chairperson/Vice-Chairperson

Appeal Rights: An interested person who has participated in the proceeding related to this decision has the right to appeal this decision to the Vermont Environmental Court, pursuant to 24 V.S.A. s. 4471 and V.R.E.C.P.5, in writing, within 30 days of the date of this decision. If you fail to appeal this decision as described above, your right to challenge this decision at some future time may be lost. You will be bound by this decision, pursuant to 24 V.S.A. s. 4472 (d) (exclusivity of remedy; finality).

EXHIBIT LIST

1. Application #03-26
2. Memo from Jo-Ann Ells dated July 7, 2026
3. Letter from Jeffrey Goodrich dated July 6, 2026
4. Document entitled "Application for a Setback Waiver, Supplemental Information"
5. Photographs
6. Redlined Boundary plan entitled "Mountain Stream Builders, LLC, Bentley Road, Hartford, Vermont," last revised 7-20-26 and as replaced if required by this decision
7. Site plan entitled "Blue Hawk Investments, LLC, Map 7, Lot 5443, Bentley Road, Hartford Vermont" last revised 09-05-24

Memorandum

To: Mountain Stream Builders, LLC
Cc: Jeff Goodrich, Pathways Consulting
From: Jo-Ann Ells
Date: July 7, 2026
Re: Setback Waiver, 470 Bentley Road

Please submit a response to the following comments/questions on your application for a Setback Waiver before **9:00 a.m., Tuesday, July 14, 2026**. If you are unable to meet this deadline, please contact me as soon as possible to discuss the deadline to have your application considered at the next round of Public Hearings.

Prior to the Zoning Board Hearing, you will receive an agenda, draft Findings of Fact, and additional staff comments if there are any. Please feel free to contact me at any time during this process.

1. Please consider submitting a few photographs of the property.
2. Please include a copy of the approved site plan (see attached) for the construction of the dwelling and garage redlined to show the changes. If there are additional changes not noted in your narrative, please amend the narrative accordingly.
3. Please send me an electronic copy of all application materials.
4. Please submit 5 copies of all application materials.

PLEASE NOTE: The Town of Hartford is aware of a email scam targeting Planning Commission applicants/consultants falsely claiming to be from the Town. The email threatens that non-payment will affect the application.

The scam email includes a fake invoice requesting a wire transfer payment. If you receive an email, please:

July 27, 2026

Call me. (802) 478-1117

Do **NOT** click on/open any links or attachments.

Do **NOT** forward the email to me or the town.

PATHWAYS CONSULTING, LLC

Planning • Civil & Environmental Engineering • Surveying • Construction Assistance
240 Mechanic Street • Suite 100
Lebanon, New Hampshire 03766
(603) 448-2200 • Fax: (603) 448-1221

July 6, 2026

Jo-Ann Ells, Zoning Administrative Officer
Town of Hartford
171 Bridge Street
White River Junction, Vermont 05001

RE: APPLICATION FOR A SETBACK WAIVER, LOT 7-5443, 470 BENTLEY ROAD,
QUECHEE, VERONT (Project No. 13208-01-002)

Dear Jo-Ann:

Please accept this letter in support of an application for a setback waiver for the referenced parcel on behalf of Mountain Stream Builders, LLC. The house for this parcel was constructed with a 1.13-foot encroachment into the eastern side yard setback and a 0.22-foot encroachment into the front yard setback along Bentley Road. This letter is intended to respond to the criteria in the attached applications, with supporting information shown on the attached boundary plan as follows:

1. A setback waiver may be considered by the Zoning Board of Adjustment, providing that a minimum setback of 5' is maintained, if one of the following criteria is met.

(C) For greater preservation of open land/agricultural land or scenic vistas.

Design and permitting for this project placed the proposed home proximate to Bentley Road in consideration of maintaining open and undisturbed land in the back portion of the parcel as shown on the attached boundary plan.

(D) For greater preservation of other natural resources, such as, but not limited to surface waters, wetlands or steep slopes.

The rear portion of this parcel includes a perennial stream, which informed site design for this home to maintain a minimum buffer of 50 feet from the stream.

(F) The waiver, if authorized, will represent the minimum necessary to achieve the stated purpose of this Section. Section 260-52, A. Purpose states, "The intent of this section is to provide flexibility in setback requirements for the placement of primary and accessory structures in all zoning districts while maintaining the character of the area."

The home and garage constructed on this lot maintain the character of the area by placing both structures proximate to Bentley Road to limit site impacts, maintain open space and separation from an existing stream, and provide primary and accessory structures aesthetically consistent with other homes along Bentley Road.

2. The Zoning Board of Adjustment determine that issuing the setback waiver, the proposed development will:

- (A) Be compatible with the scale and design of structures and overall existing development pattern of the surrounding area.

The home and garage constructed on this parcel are compatible in scale and design relative to the development pattern of the surrounding area.

- (B) Not impair reasonable or appropriate use of adjoining properties.

The home and garage constructed on this parcel do not impair reasonable or appropriate uses of adjoining properties.

- (C) Not result in greater impacts on natural resources.

The home and garage constructed on this parcel do not impact natural resources.

- (D) Not impair sight distances on public or private roads.

This project was constructed in accordance with the Driveway Permit issued by the Town.

We will provide two copies of this letter, the application, and the boundary plan. along with digital copies of submission materials, for your use. Please let us know if you have any questions about this request for a setback waiver.

Sincerely,

PATHWAYS CONSULTING, LLC



Jeffrey S. Goodrich, P.E.
President

JSG:meb

Enclosures

cc: Paul Ferreira w/enclosures



Town of Hartford

Application for a Setback Waiver

Supplemental Information - Building or Zoning Permit Required

Applicant name: Mountain Stream Builders, LLC MAP/LOT #: 7-5443

Location of Property: 470 Bentley Road, Quechee, Vermont

1. A setback waiver may be considered by the Zoning Board of Adjustment, providing that a **minimum setback of 5'** is maintained, if one of the following criteria is met.

- (A) When the reduction is no greater than the front or side setbacks for existing structures on adjacent lots on the same street frontage.
- (B) For greater fire safety as recommended by the Hartford Fire Department.
- (C) For greater preservation of open land/agricultural land or scenic vistas.
- (D) For greater preservation of other natural resources, such as, but not limited to surface waters, wetlands or steep slopes.
- (E) For increased energy conservation and renewable energy structures.
- (F) The waiver, if authorized, will represent the minimum necessary to achieve the stated purpose of this Section.

How does your application meet these criteria?

See cover letter

2. The Zoning Board of Adjustment determine that in issuing the setback waiver, the proposed development will:

- (A) Be compatible with the scale and design of structures and overall existing development pattern of the surrounding area.
- (B) Not impair reasonable or appropriate use of adjoining properties.
- (C) Not result in greater impacts on natural resources.
- (D) Not impair sight distances on public or private roads.

How does your application meet these criteria?

See cover letter

The applicant retains the obligation to identify, apply for, and obtain any relevant local or state permits before any construction may commence. Please call 802-282-6488 to speak with the State Permit Specialist.

Pathways Consulting, LLC 7/6/2026

Prepared By

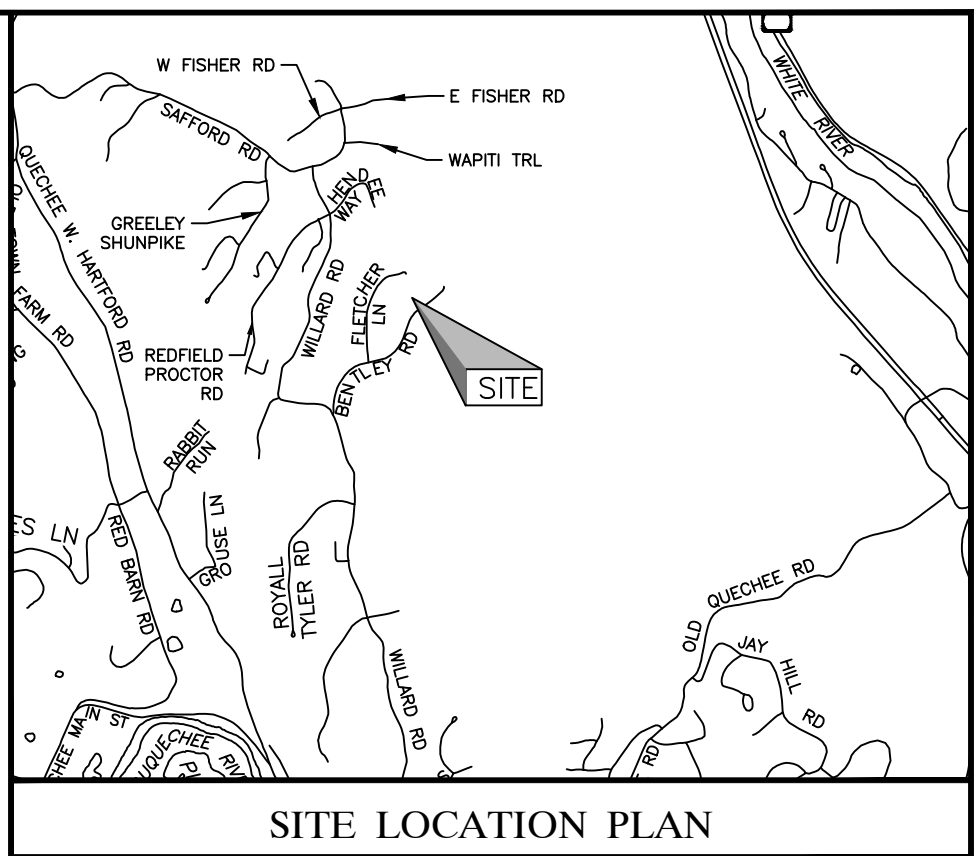
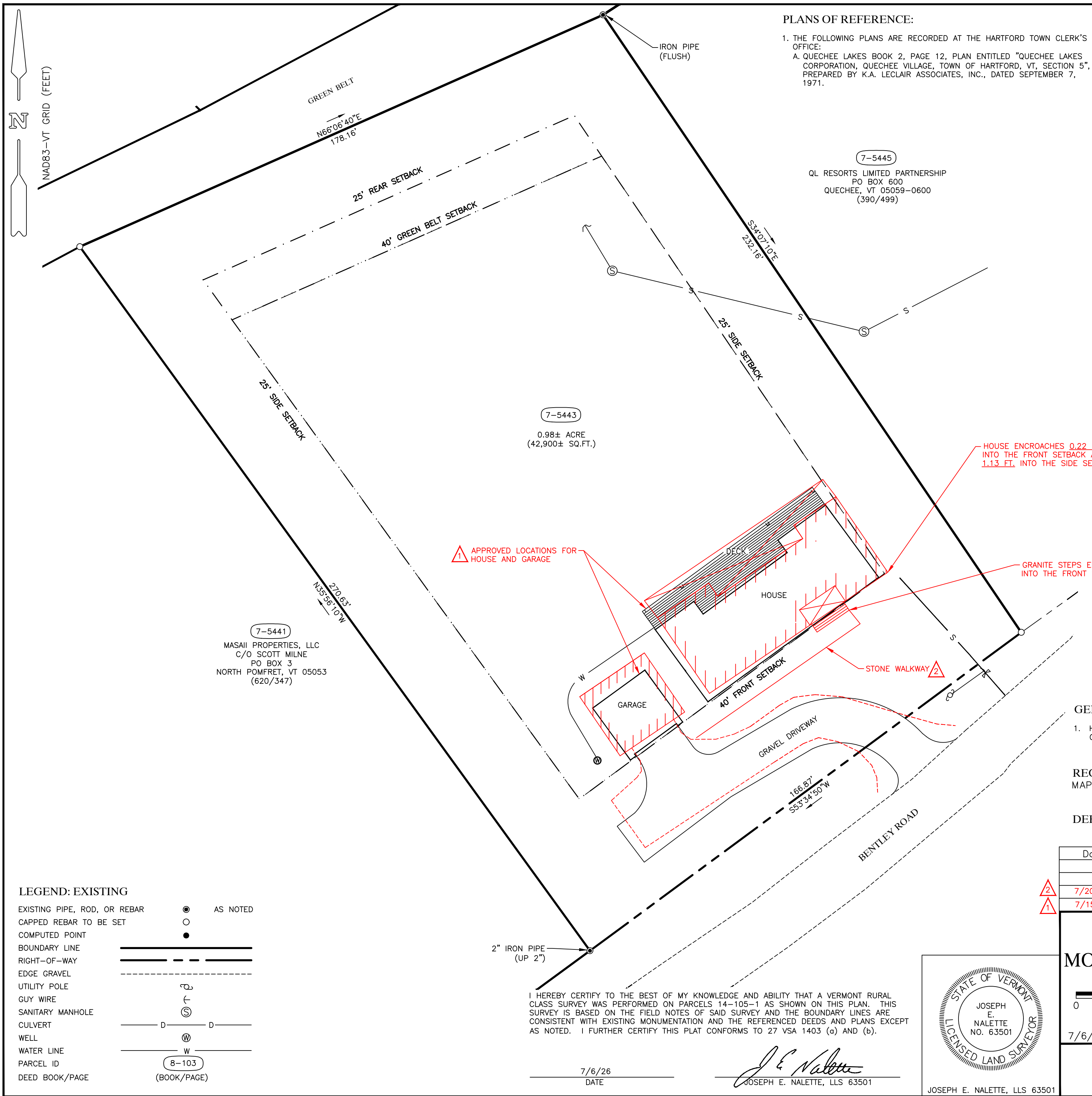
Date

May 2023









ZONING INFORMATION:

TOWN ZONING DISTRICT: RURAL LANDS 1 (RL-1)

SETBACKS:

FRONT	SIDE	REAR
40 FEET	25 FEET	25 FEET

SUBJECT PROPERTY IS PART OF THE QUECHEE LAKES DEVELOPMENT AND IS SUBJECT TO THE APPLICABLE DEVELOPMENT STANDARDS CONTAINED WITHIN THE QUECHEE LAKES MASTER PLAN/LANDOWNERS' GUIDE.

QUECHEE LAKES MASTER PLAN**
SINGLE FAMILY DWELLING ON INDIVIDUAL LOT

SETBACKS:

FRONT, R.O.W., & GREEN BELT	SIDE	REAR
40 FEET	25 FEET	25 FEET

MINIMUM AREA - 1 ACRE

**OBTAINED FROM QUECHEE LAKES MASTER PLAN DATED MAY 9, 1988/LANDOWNERS' GUIDE EFFECTIVE OCTOBER 1, 2023.

GENERAL SURVEY NOTES:

1. HORIZONTAL DATUM: VT STATE PLANE GRID NAD83 (SURVEY FEET) FROM GPS OBSERVATION.

RECORD OWNER: MOUNTAIN STREAM BUILDINGS, LLC
MAP 7, LOT 5443
130 RUMFORD AVENUE
NEWTON, MASSACHUSETTES 02466

DEED REFERENCE: BOOK 629, PAGE 338

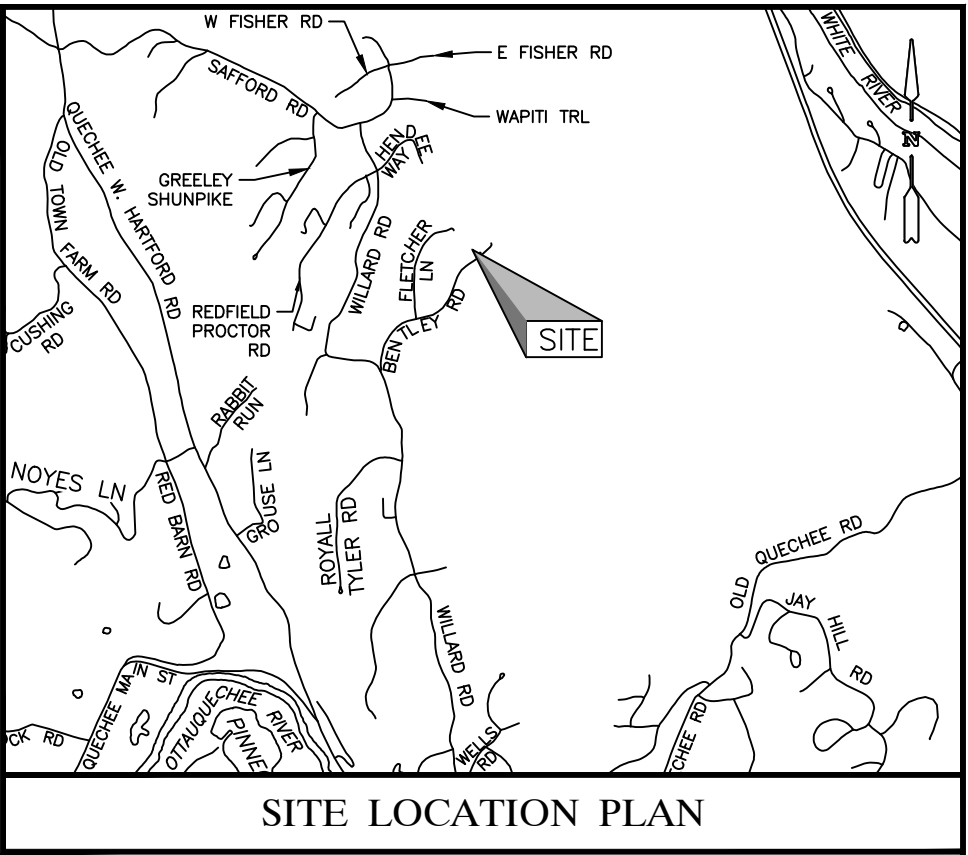
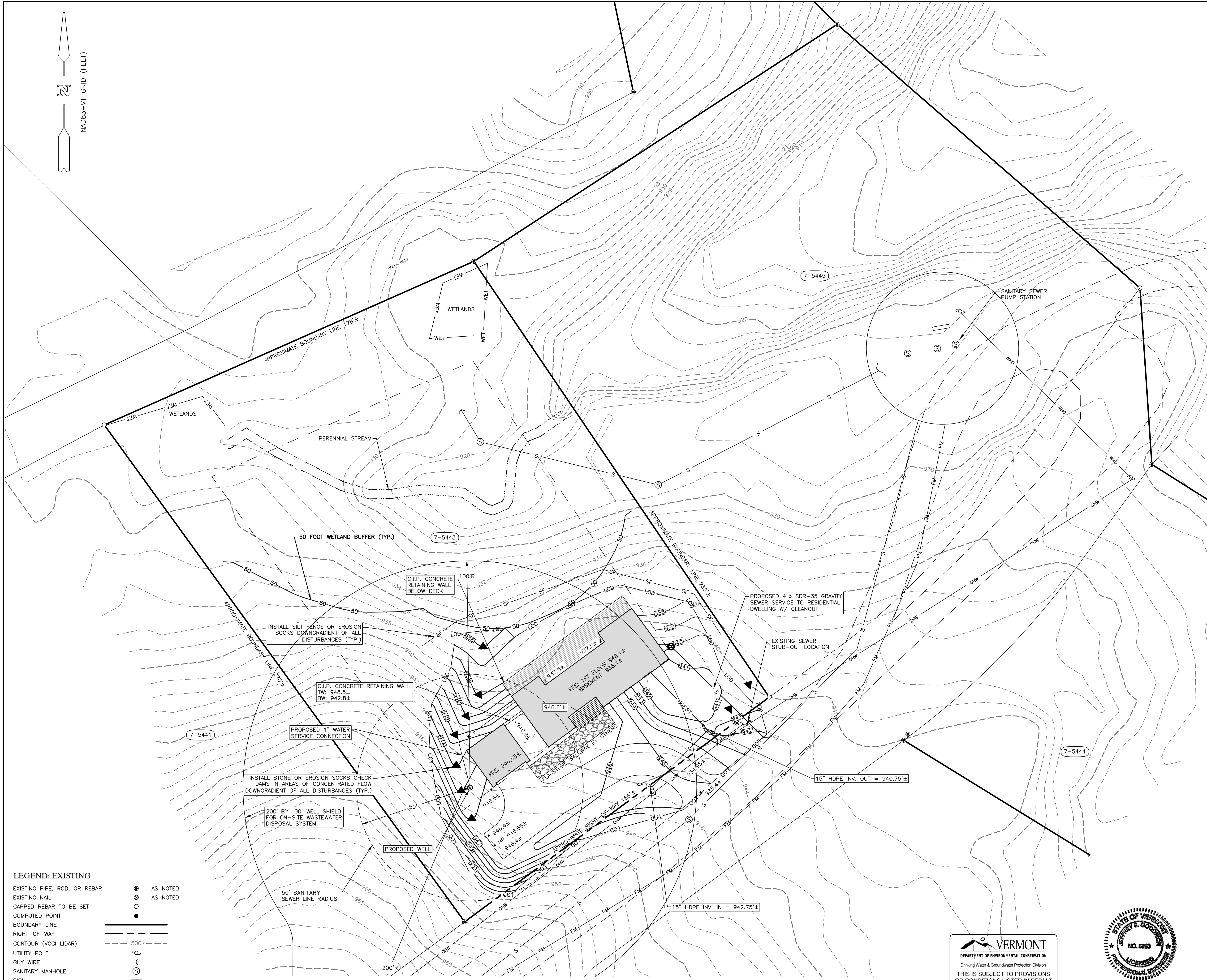
Date	Revision	By
7/20/26	STAFF COMMENTS (RED)	JLB
7/15/26	STAFF COMMENTS (RED)	JLB

BOUNDARY PLAN FOR
MOUNTAIN STREAM BUILDINGS, LLC
BENTLEY ROAD, HARTFORD, VERMONT

0 20 40 60 80 100

7/6/26 SCALE: 1"= 20' PROJ. NO. 13208-01-002

PATHWAYS CONSULTING, LLC
240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766



ZONING INFORMATION:

SUBJECT PROPERTY IS PART OF THE QUECHEE LAKES DEVELOPMENT AND IS SUBJECT TO THE APPLICABLE DEVELOPMENT STANDARDS CONTAINED WITHIN THE QUECHEE LAKES MASTER PLAN/LANDOWNERS' GUIDE.

QUECHEE LAKES MASTER PLAN**

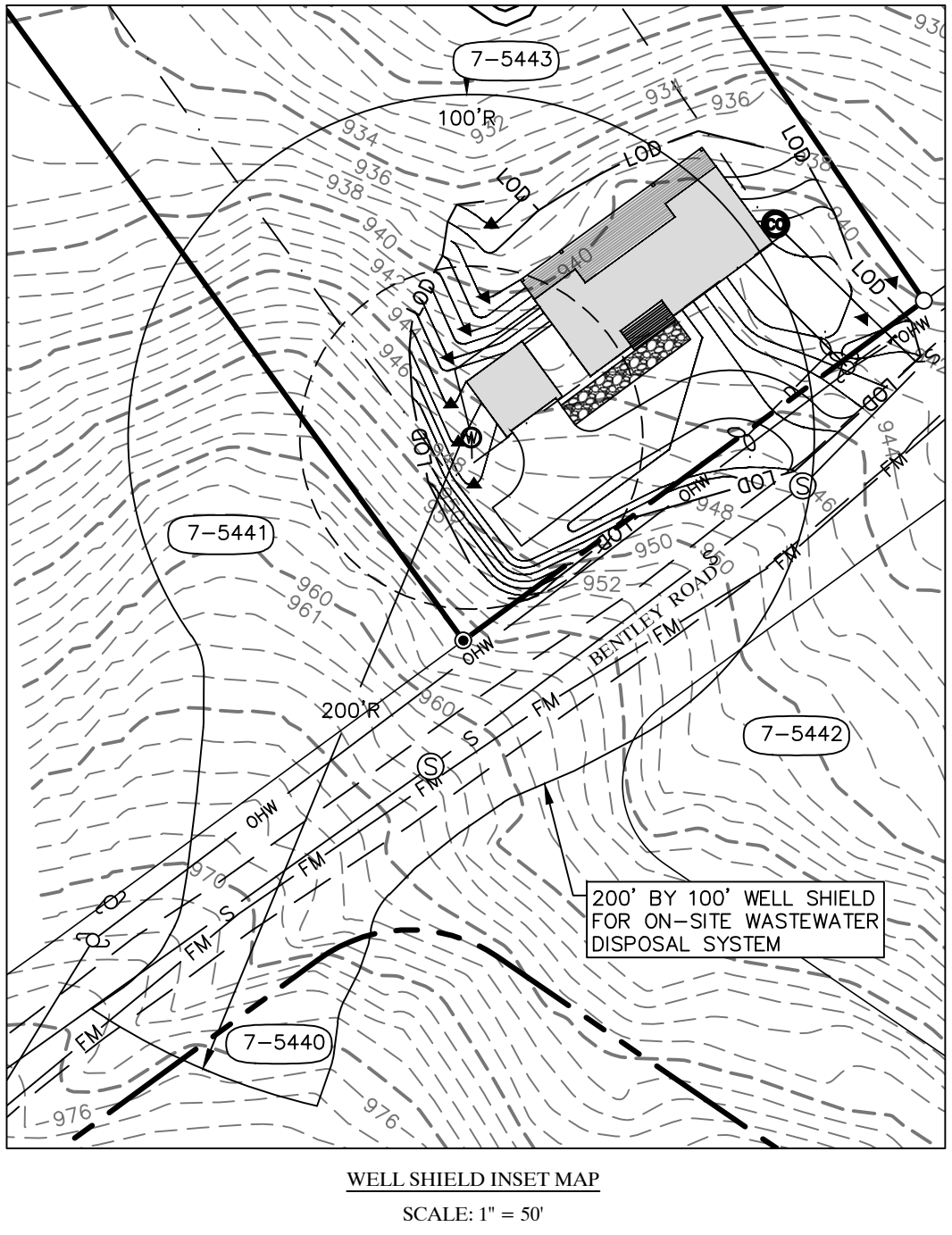
SINGLE FAMILY DWELLING ON INDIVIDUAL LOT

SETBACKS:

FRONT, R.O.W., & GREEN BELT	SIDE	REAR
40 FEET	25 FEET	25 FEET

MINIMUM AREA - 1 ACRE

****OBTAINED FROM QUECHEE LAKES MASTER PLAN DATED MAY 9, 1988/LANDOWNERS' GUIDE EFFECTIVE OCTOBER 1, 2023.**



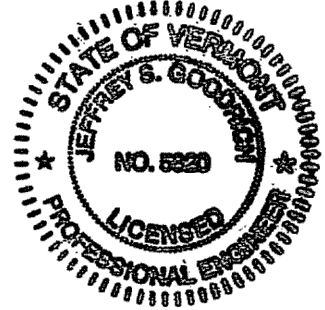
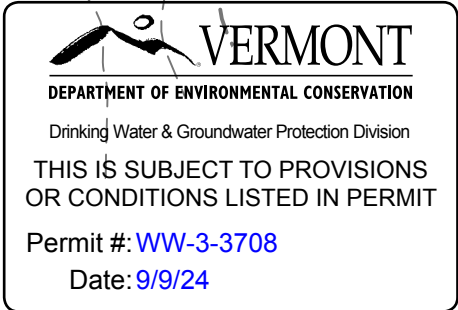
GENERAL SURVEY NOTES:

- HORIZONTAL DATUM: VT STATE PLANE GRID NAD83 (SURVEY FEET) FROM GPS OBSERVATION.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) FROM GIS DATA.
- PATHWAYS CONSULTING, LLC COMPILED THIS PLAN UTILIZING VCGI 2022, AERIAL IMAGERY, 2016 LIDAR DATA, PARCEL DATA, AND WETLANDS DATA.
- UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT WARRANTED TO BE EXACT OR COMPLETE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR SITE MODIFICATIONS.

0 20 40 60 80 100
IN FEET

LEGEND: EXISTING

- | | |
|------------------------------|------------|
| EXISTING PIPE, ROD, OR REBAR | ● AS NOTED |
| EXISTING NAIL | ○ AS NOTED |
| CAPPED REBAR TO BE SET | ○ |
| COMPUTED POINT | • |
| BOUNDARY LINE | --- |
| RIGHT-OF-WAY | --- |
| CONTOUR (VCGI LIDAR) | --- |
| UTILITY POLE | ⊕ |
| GUY WIRE | — |
| SANITARY MANHOLE | ⊙ |
| SIGN | ⊕ |
| EDGE GRAVEL | --- |
| FENCE - BARBED WIRE | —x— |
| FENCE - SPLIT RAIL | —o—o—o— |
| STONE WALL | —o—o—o— |
| WETLAND | WET |
| PARCEL ID | 8-103 |



REV. NO.	DATE	DESCRIPTION	MADE BY	CHKD BY	APP'D BY
6	09-05-24	ADJUST ON-SITE WASTEWATER WELL SHIELD	DAS	JSG	JSG
5	08-27-24	MUNICIPAL AND ON-SITE WASTEWATER WELL SHIELDS	DAS	JSG	JSG
4	08-06-24	ANR REVIEW COMMENTS	DAS	JSG	JSG
3	07-25-24	SITE UTILITY REVISIONS	DAS	ANS	JSG
2	06/10/24	UPDATE SITE PLAN PER HARTFORD STAFF COMMENTS	DAS	ANS	JSG
1	05-28-24	ADDED SURVEYED STREAM & WETLANDS	OPM	JEN	JEN

SITE PLAN FOR BLUE HAWK INVESTMENTS, LLC MAP 7, LOT 5443 BENTLEY ROAD, HARTFORD, VERMONT		1
PATHWAYS CONSULTING, LLC		
240 MECHANIC STREET, SUITE 100 LEBANON, NEW HAMPSHIRE 03766 (603) 448-2200		
SHEET: 1 OF 3 SCALE: AS SHOWN DES. BY: ANS DRAWN BY: PAB CHKD. BY: JSG DATE: 03-06-24 P#13208-01-002		