

**Draft
MINUTES
Zoning Board of Adjustment
August 5, 2026**

Present: Stephanie Gile, Chair, Steve Lagasse, Vice Chair (attended remotely), Tom Franklin, Erik Krauss, Selectboard Liaison and Jo-Ann Ells, Zoning Administrator

Absent: Alice Maleski

Public Hearing

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

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.

Skip Nalette, Pathways Consulting, was present.

Skip gave an overview of the application, described the infringement, and request for a setback waiver.

Jo-Ann noted that when proposed structures are close to the requirement setback, as in this case, she routinely requires a surveyor to verify compliance with the Zoning Permit before a Certificate of Occupancy is issued. She noted that in the future, she will require an additional step to ensure compliance before the structure is built.

There were no additional comments or questions from the Board.

There was no public comment.

Stephanie moved to close the Public Hearing. Tom seconded, and the Public Hearing was closed.

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

Administrative Matters

1. Public Comment

None.

2. Minutes

08-05-26

Stephanie moved to approve the minutes of July 1, 2026. Tom seconded, and the motion passed unanimously.

3. Administrative Permits

None

4. Zoning Administrator Update

The Board and Zoning Administrator reviewed:

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

(Steve left the Hearing during this discussion).

5. Availability for the next Public Hearing

Stephanie and Tom stated that they anticipated being available for the September 30, 2026 Hearing.

Adjournment

At 6:52 p.m. the Board adjourned.

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