1. Agenda
   Documents:
   
   WARN APRIL 17.PDF

2. Meeting Materials
   Documents:
   
   PC APRIL 17 SCAN.PDF
The Hartford Planning Commission will meet on Monday, April 17, 2023, beginning at 6:00 p.m. to consider the following Administrative Matters and Applications.

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 on your computer, mobile app or room device
Click here to join the meeting
Meeting ID: 294 963 007 043
Passcode: a4Nwcx
Download Teams | Join on the web
Or call in (audio only)
+1 802-377-3677,,917733064#
1 (802) 377-3677
Phone Conference ID: 917 733 064#

If you have problems accessing this meeting, please email Jo-Ann Ells at jells@hartford-ct.org

A. Administrative Matters beginning at 6:00 p.m.


B. Public Hearing, beginning at 6:30 p.m.

1. Application #23-01 by Catamount Self Storage, LLC (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a self-storage facility, lot 08-0090-000, Route 14, White River Junction, in an IC zoning district. (Continued from March 13, 2023)

2. Application #23-02 by Chorro, LLC (owner/applicant) Site Development Plan Approval under section 260-45 to convert a single-unit dwelling to a two-unit dwelling, lot 45-0258-000, 261 South Main Street, White River Junction, in an CB zoning district

Please call the Department of Planning and Development (802) 295-3075 to request copies of the application materials. Persons wishing to be heard regarding these applications may do so by participating in the meeting, having another party participate in the meeting on their behalf, and/or by submitting 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.

John Reid, Chair
HARTFORD PLANNING COMMISSION
April 17, 2023
Meeting Notice and Agenda

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John Reid, Chair
1. Sketch Plan Review by Black Rock Investments, LLC for a residential development on Sykes Mountain Avenue and Hickory Ridge

2. Elect officers

3. Minutes March 13, 2023

4. Administrative Permits
   - 27 North Main- Change from restaurant to retail
   - Quechee Gorge Village- Tasting room for VT Spirits (46 seats)

5. Act 250 Applications
   None

6. Town Plan Steering Committee update (Bruce Riddle)

7. Regional Planning Commission update (Bruce Riddle)

8. Climate Action Plan update (John Reid)

9. Availability for the next Public Hearing (May 22, 2023)

10. Public comment
Date: April 3, 2023

To: Jo-Ann Ells, Hartford Department of Planning & Development

From: Nik Fiore

Re: 444 Sykes Mountain Ave Residential Development

Enclosed:

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Notes:

Jo-Ann,

On behalf of Blackrock Investment, LLC please find enclosed the concept plans for the 444 Sykes Mountain Ave residential development project. We appreciate any feedback you can provide, and we look forward to discussing this project with the Hartford Planning Commission during the Sketch Plan Review on April 17.

Please feel free to contact me if you have any questions.

Best,

Nik Fiore, PE
Project Manager/Principal
Direct: (603) 727-7029
nikf@engineeringventures.com

CC: Blackrock Investment, Market Square, file

S:\Projects\D-2022\22442 Sykes Mt Apartments\docs\22442 Trsmt\(230403\)IAE_Concept Drawings.docx

Signed:

[Signature]
Date: April 3, 2023

To: Jo-Ann Ells, Hartford Department of Planning & Development

From: Nik Fiore

Re: 444 Sykes Mountain Ave Residential Development

Enclosed:

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CC: Blackrock Investment, Market Square, file

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DRAFT
Minutes
Hartford Planning Commission
March 13, 2023

THIS MEETING WAS CONDUCTED IN COMPLIANCE WITH
THE VERMONT OPEN MEETING LAW
IN PERSON WITH ELECTRONIC PARTICIPATION AVAILABLE

Present: John Reid, Chair, (01-11-24), Bruce Riddle, Vice Chair, (02-07-25), Toby Dayman (06-28-24), Dillon Bianchi (09-05-25), John Heath (03-22-24), Colin Butler (07-12-24), Kim Souza, Selectboard Liaison, and Jo-Ann Ells, Zoning Administrator

Absent: None

Bruce Riddle read the Hybrid Meeting Script and took a roll call.

Administrative Matters

1. Minutes

Bruce Riddle moved to approve the minutes of February 6, 2023 with one addition. Colin Butler seconded, and the motion passed unanimously.

2. Administrative Permits

None

3. Act 250 Applications

Jo-Ann Ells noted that applications, previously reviewed by the Planning Commission, by The Haven, Twin Pines Housing, and Apex Storage had been submitted to Act 250.

4. Town Plan Steering Committee update

Bruce Riddle noted that there would be a meeting the end of the month.

5. Regional Planning Commission update

Bruce Riddle stated that the February meeting of the RPC was cancelled, and a meeting was scheduled for the end of the month.

6. Climate Action Plan update

John Reid shared that students from the University of NH are obtaining data about carbon emissions in town. He added that on April 1st an Energy Event is scheduled in town with multiple vendors and electric vehicles on display.
7. Availability for the next Public Hearing

All Commissioners anticipated being available for the April 17, 2023 Hearing.

8. Public comment

Colin Butler asked about the process for the Planning Commission to review revisions to Town Plan for neighboring towns. Jo-Ann Ellis stated that she would talk to staff and get back to him.

Public Hearing

Bruce Riddle opened the Public Hearing, read the Hybrid Meeting Script, took a roll call, explained the Hearing process, Interested Party Rule, and administered the oath.

1. Application #22-26 by Gates and Dickson, LLC (owners/applicants) for approval of the subdivision of lot 45-0180-000 into 4 lots, Stacey Lane and Birchwood Drive, White River Junction, in R-1 and CB zoning districts. (Continued from October 17, 2022, November 14, 2022, and February 6, 2023)

Byron Hathorn, Nike Fiore, and Adam Sevi were present.

John Reid noted the application had been continued from October 17, 2022, November 14, 2022, and February 6, 2023. He asked if the applicant had anything to add since the last time they met. Byron Hathorn stated that he did not have anything to add.

John Reid noted that at the last meeting a motion to approve the application resulted in a tie vote (3-3) and that Commissioners opposed to the motion cited §200-2B of the Subdivision Regulations as their reason for opposing the motion.

§200-2B of the Subdivision Regulations requires the subdivision:

To promote a desirable relationship to the land form, its topography and geology, natural drainage and surface water runoff, surface water, and groundwater.

He asked the Commissioners to discuss their concerns

Colin Butler stated that he did not have anything to add to what he already said noting that he did not feel that the application promoted a desirable relationship to the items listed in §200-2B. John Reid commented that this was the first time since he had been on the Commission that this section of the Subdivision Regulations produced such a division on the Commission. He noted that it was his opinion that the applicant had provided detailed documentation suggesting that development will not cause a problem and that he cannot see a legal basis to object.
Colin Butler expressed concern that the Commission is not able to review the final drainage plans and that a person buying a lot will be responsible for this expense. He noted that he would oppose a motion to approve the application as he did at the last meeting.

John Reid stated that he believed the creation of four lots, with conditions, was acceptable.

Jo-Ann Ells reviewed changes to the Findings of Fact since the last meeting.

John Heath suggested that the “No Cut or Disturbance Zone” be delineated by an elevation, not a boundary line. Colin Butler added that this Zone should be determined with science behind it. Amending the condition regarding this Zone in the draft Findings was discussed.

John Heath noted he was concerned with the stability of the bank, lack of a requirement for oversight during construction, enforceability of the “No Cut or Disturbance Zone,” and therefore could not support the application as proposed.

John Reid noted typographical errors in Finding #12.

Byron Hathorn expressed surprise at the conversation as he thought the Commission had heard the testimony and would be revoting.

Adam Sevi stated that he believed that the slope is stable and emphasized the importance of leaving the infrastructure installed by the US Army Corp. in place.

David Davis asked if John Reid listened to the recording of the February Hearing. John Reid confirmed that he did.

David Davis expressed concern with the ability of the town to enforce the no cut zone. Bruce Riddle commented that landowners would be made aware of the condition and noted that he could not think of a time when such a condition was violated.

David Davis asked if the application met the Subdivision Regulations regarding development on steep slopes.

(Section 200-18D of the Subdivision Regulations reads: Subdivision boundaries, lot layout and development envelopes shall be located and configured to minimize adverse impacts to slopes greater than 15% and to avoid disturbance to slopes in excess of 25%.)

After review, Bruce Riddle confirmed that the condition was being met. John Heath questioned if this was correct. Dillon Bianchi commented that the existing topography appears to be under the steep slope percentage. Colin Butler noted that topography was a concern of his and one reason he objected to the application.
Nik Fiore pointed to plan sheet 2.2 which includes cross sections of the building envelopes which he described as “fairly flat”.

Janet Potter expressed concern that David Briggs and Adam Sevi spoke as engineers but are not licensed as such and noted that David Briggs acknowledged he is a lifelong friend of Byron Hathorn.

Janet Potter expressed concern with the non-payment of taxes on the property and ownership. She noted that she contacted the IRS about the taxes. She expressed concern that Robin Adair Logan was not reappointed to the Planning Commission and the loss of her expertise as an engineer.

Janet Potter read a petition opposing the project from October 2022.

Bruce Riddle moved to close the Public Hearing. Dillon Bianchi seconded, and the Public Hearing was closed.

Changes to the draft Findings of Fact were reviewed.

Bruce Riddle moved to approve the application as amended. Dillon Bianchi seconded, and the motion passed 4-2 with Colin Butler and John Heath opposed citing non-compliance with §200-2B of the Subdivision Regulations.

2. Application #23-01 by Catamount Self Storage, LLC (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a self-storage facility, lot 08-0090-000, Route 14, White River Junction, in an IC zoning district.

Nick Tsouknakis, David Grayck, Jeff Goodrich, and Skip Nalette were present.

Jo-Ann Ells distributed a letter from John Hughes dated March 6, 2023 and undated letter with attachments from Michael Lazar.

Dillon Bianchi recused himself and asked if he could stay in the room. Jo-Ann Ells reviewed the Rules of Procedure and stated that they did not speak to the issue. Noting the Rules were silent on the matter, John Reid stated that it was his opinion that Dillon Bianchi could participate as a citizen if so desired. Jeff Goodrich stated that the applicant did not object.

Jo-Ann Ells reviewed changes/conditions that the Zoning Board of Adjustment made at their Hearing the previous week and noted that they continued their Hearing so that the additional information could be submitted.

Skip Nalette gave a brief overview of the application.
John Heath noted that he agreed with the Zoning Board that a photometric plan and elevation plans should be submitted.

After some discussion, it was agreed that the Commission wanted to see a turning movement plan for a tractor trailer.

Colin Butler requested that the plans be amended to indicate the extent of the pavement in front of building #4.

It was noted that building #4 would be cut into the existing slope.

Jeff Goodrich reviewed the proposed stormwater design.

Toby Dayman requested that the owner of the lot (applicant) be noted on the coversheet.

Toby Dayman asked if the gate would be accessed with a “card reader.” Nick Tsouknakis confirmed.

Jeff Goodrich noted that building #4 is designed to allow for storage of large vehicles like RV’s.

Toby Dayman commented that he wanted to see screening/landscaping on the NW side of building #4.

John Reid asked how the restriction in the lease prohibiting the storage of hazardous materials would be enforced since the facility will not be staffed. Skip Nallette noted there would be security cameras. It was acknowledged that this is difficult to enforce.

John Reid asked if the buildings would support rooftop solar. Skip Nallette stated that this was being considered.

Toby Dayman question of there was enough room to store snow on site. Jeff Goodrich stated that it will be trucked off site as needed.

Steve Foster of AG Self Storage questioned if the applicant has a right to put their overflow stormwater in the exiting catch basin in the 50’ right-of-way which discharges to AG Self Storage’s property.

Jeff Goodrich stated that this is a civil issue. Colin Butler questioned this response. Jeff Goodrich stated that the design meets the State’s requirements and added that a State Stormwater Permit is required.

Michael Lazar noted that he had submitted written comments. He noted that he understands that it is not the Planning Commission’s jurisdiction, but felt it necessary to point out that Pathways had copied the design of his facility. He noted he was concerned with the proposal to add stormwater to the catch basin in the right-of-way which drains to
his property, cutting into the hill for building #4, the existing drainpipe on the property that the applicant's consultant states they cannot find, the size of the facility, and the possibility that the shared access could be blocked. He suggested that if approved, the Commission require that the existing access be repaved after construction. He added that he would like to see landscaping on the west side of the lot, and any test pit data to determine if there are prime agricultural soils on the lot.

Bruce Riddle suggested continuing the Hearing to April 17th and that the applicant submit the additional information to Jo-Ann Ells by April 3rd.

Jo-Ann Ells reviewed the list of additional materials requested and changes to the Findings of Fact as discussed.

Colin Butler moved to continue the Hearing to April 17, 2023 as discussed. Bruce Riddle seconded, and the motion passed unanimously.

Adjournment

John Heath thanked Robin Adair Logan for her hard work on the Commission.

At 9:09 p.m., Bruce Riddle moved to adjourn. John Heath seconded, and the Hearing was adjourned.

Respectively Submitted,

______________________________
Toby Dayman, Clerk
Application #23-01
Catamount Self Storage
DRAFT
FINDINGS OF FACT
CONCLUSIONS OF LAW
AND
DECISION

HARTFORD PLANNING COMMISSION

Application #23-01 by Catamount Self Storage, LLC for Site Development Plan Approval for a self-storage facility lot 08-0090-000, Route 14 White River Junction, in an IC zoning district

This decision pertains to application #23-01 by Catamount Self Storage, LLC (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a self-storage facility, lot 08-0090-000, Route 14, White River Junction, in an IC zoning district.

FINDINGS OF FACT

Based upon the information contained in the exhibits for this application (see attached list) and the evidence adduced at the Planning Commission meeting of March 13, 2023, and April 17, 2023 the Hartford Planning Commission makes the following Findings of Fact:

General Information

1. The owner of record of lot 08-0090-000 is Catamount Self Storage, LLC who acquired the lot on 01-27-23. The deed is recorded in volume 609, page 119 of the Hartford Land Records.

2. The lot is approximately 11.79 acres.

3. The lot is undeveloped.

4. The lot is a class 3 lot.

5. The lot is in an IC zoning district.
This Application

6. The applicant proposes to construct a self-storage facility consisting of four buildings totaling 38,250 sq. ft. with a maximum of 300 storage units.

7. The applicant does not propose to have an on-site office. A rental kiosk will be provided on-site.

8. The applicant proposes to install a 6’ high decorative metal fence along the front and portions of the sides of the facility and a 6’ high chain link fence on portions of the sides the sides and the rear of the facility. (See exhibit #2)

9. The Zoning Regulations do not include a calculation for the number of parking spaces for self-storage units. Therefore, the Planning Commission determines the number of required parking spaces.

The applicant proposes 2 parking spaces including one accessible parking space.

10. Abutting lot 08-0090-003 has a 50’ right-of-way over the lot. The right-of-way is developed with an access drive serving an existing self-storage facility on lot 08-0090-003.

The applicant proposes to extend the access drive to provide access to their project.

According to the applicant, they are working with VTrans to obtain an access permit.

24/7 vehicular access to the storage units will be provided through a gate.

11. The applicant proposes to plant and maintain:

   6 Greenspire Little Leaf Linden
   5 Balsam Fir
   13 Eastern Red Cedar
   8 Common Lilac

(See exhibit #2, sheet #4)

12. The applicant submitted a photometric plan. (See exhibit #4)

The applicant understands that lighting must not create excessive off-site or sky glow. If the Zoning Administrative Officer determines that lighting does not meet this condition, the applicant will be required to comply.

13. The applicant does not propose to locate a dumpster on the lot.
14. According to the applicant, "stormwater runoff from the proposed buildings and paved driveways will be conveyed via sheet flow along paved swales in the center of the driveways to catch basins located along the driveways. Stormwater will then be conveyed via closed drainage piping to a sediment forebay located at the southwest corner of the site, between the project entrance and Route 14. Following pretreatment in the sediment forebay, drainage will flow to a grass-lined infiltration basin located between the proposed storage buildings and Route 14. Test pits and infiltration tests indicate this area has well-draining sandy soils with a high infiltration rate and low groundwater levels, such that it is ideally suited for an infiltration basin. Off site drainage from the woods north of the project development will be routed via a diversion ditch to an existing grass swale and culvert in the 50’ ROW, maintaining the existing flow pattern.

This project will require an Operational Stormwater Permit from the State of Vermont (General Permit 3-9050) because the impervious surface exceeds one-half acre. The approximate sizes and location of the treatment areas and detention basins are depicted on the site plans. Drainage calculations will be prepared as part of the permit application, and the proposed stormwater management facilities will be sized to meet the standards for recharge, treatment and detention required by the permit. We intend to submit the application materials for the OSP following the local approval process."

According to the applicant, the owner of adjacent 08-0097-000 will be applying for a Wastewater Disposal and Potable Water Supply Permit from the State to change their dedicated leach field replacement area to accommodate the proposed drainage plan.

15. According to the applicant, the proposed grading creates a low spot on adjacent lot 08-0097-000 at the southeast corner of the applicant’s site at contour 423 and "the owner (of lot 08-0097-000) has agreed to allow limited grading in this location so the low spot goes away and any runoff in this area will ‘day-light’ to the proposed stormwater facilities.”

16. The applicant has indicated an area on the east side of proposed storage building #3 for the storage of snow.

Snow will be stored on site and will be removed as needed. Snow will not be stored in such a manner as to create a hazard.

17. Each rental agreement will have provisions prohibiting the storage of hazardous materials.

18. The applicant understands that any stockpiling of materials related to the construction of the project must be located twice the distance of the height of the stockpiled materials from any public or private right-of-way or property boundary.
19. During construction of the project, erosion and sediment control measures as specified in the most current edition of the Low Risk Site Handbook for Erosion Prevention and Sediment Control published by the Vermont Department of Environmental Conservation will be followed.

20. The applicant understands that construction of the project must comply with the following:

   Earth moving and hauling, rock drilling or crushing, jack hammer and similar excessively loud equipment shall not be operated on Sundays or between the hours of 5:30 p.m. and 7:00 a.m. except in emergency situations.

21. The applicant understands that no structure, including construction/office trailers, signage, parking spaces or plantings may be placed in such a way that obstructs sight distance along the traveled way, at any intersection or driveway. Any signs, parking spaces or plantings found to obstruct sight distance will be required to be relocated.

22. The applicant retains the obligation to identify, apply for, and obtain relevant local and state permits for this project.

23. The applicant understands that all activities authorized by the issuance of the zoning permit shall be started within six (6) months and completed within two (2) years of its date of issue, or the zoning permit shall become null and void and reapplication to complete any activities shall be required. Any activities not completed within the above permit period shall be subject to any ordinance in effect at the time of reapplication. One six (6) month extension to both time periods may be granted by the Planning Commission.

24. The applicant understands that they must obtain a Certificate of Occupancy from the Zoning Administrative Officer upon completion of the project and before the site may be occupied. The applicant understands that a Certificate of Occupancy will not be issued if the project is not in compliance with these Findings, Plans and any conditions placed on the decision.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Hartford Planning Commission concludes that the proposed site plan provides, as required by §260-45 C of the Hartford Zoning Regulations:

(1) Maximum safety of traffic circulation between the site and the street network and integration with the overall traffic pattern, including provisions for auxiliary roadways connecting with adjacent properties where appropriate. Included in this evaluation shall be the location, number and width of access points, curve radii at access points,
acceleration or deceleration lanes on adjacent public streets, sight distances, lighting, location of sidewalks and other walkways, and the overall relationship of the proposed development with existing traffic conditions in the area. All modes of transportation shall be taken into account, including pedestrian, bicycle, handicapped, delivery and emergency vehicles and public transportation.

(2) Adequacy of **on site circulation, parking, and loading facilities**, with particular attention to safety. Included in this evaluation shall be traffic movement patterns, drive and aisle widths, directional signs, location of loading docks and parking areas, number and size of parking spaces, and provision for lighting, drainage, snow removal and access for emergency vehicles and public transportation.

(3) Adequacy of **landscaping, screening, and setbacks** in achieving maximum compatibility with and protection of adjacent properties by screening from them any glare produced by interior or exterior lights and unsightly areas such as storage areas, and parking lots; assurance that landscape materials will not interfere with visibility or safety and that they are of a type that can survive and be maintained as proposed.

(4) Adequacy of **provision for safety and convenience of pedestrians, bicyclists, and handicapped persons**. Included in this evaluation shall be lighting of walks and entrances, design and placement of walks and crosswalks, pick-up points for public transportation and provision of bicycle racks.

(5) **Protection of renewable energy resources**, including a finding that the proposed development does not adversely affect the ability of adjacent properties to use this form of energy.

(6) **Compliance with other provisions of these regulations** including § 260-27, Landscaping, and § 260-31, Land use performance standards.

(7) **Other** factors that are directly related to the above aspects of site plan review.

**DECISION**

The Hartford Planning Commission, based upon the forgoing Findings of Fact and Conclusions of Law, hereby approves application #23-01 by Catamount Self Storage, LLC (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a self-storage facility, lot 08-0090-000, Route 14, White River Junction, in an IC zoning district on the condition that:

1. **Before a Zoning Permit is issued:**
   
   - The owner of lot 08-0090-000 is shown on sheet #1 (under the lot number).
• A note is added to the existing conditions plan indicating that the 8” PVC drainage pipe shown on the 2005 Hathorn Surveys Plan for Peter L. Jasmin, project #193305 was not found in the field. If the drainage pipe is discovered, the applicant will contact the Zoning Administrator and Chair to discuss options to address the pipe.
• The applicant submits a copy of their Access Permit from VTrans.
• The applicant submits written verification from the Fire Marshal confirming they have approved the Fire Truck Turning Plan and that they have coordinated emergency access through the gate with the applicant.
• The applicant submits a copy of the new State Wastewater Disposal and Potable Water Supply Permit for lot 08-0097-000 (see Finding #14).
• The applicant submits a copy of a written agreement with the owner of adjacent lot 08-0097-000 for grading on their lot and the grading is shown on the plans (see Finding #15).
• The applicant submits a sign permit.

2. Before a Certificate of Occupancy is issued, the applicant:

• Submits written verification from a Professional Engineer licensed by the State of Vermont certifying that the project was constructed in compliance with the approved plans and Findings of Fact.
• Submits a PDF of the record drawing.
• Records an Energy Code Certificate in the Land Records if required by the State of Vermont.

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.

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 April 2023.

HARTFORD PLANNING COMMISSION
7. #23-01

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. The fee is $250.00. If you fail to appeal this decision, your right to challenge this decision at some future time may be lost because you waited too long. You will be bound by this decision, pursuant to 24 V.S.A. s. 4472 (d) (exclusivity of remedy; finality).

**EXHIBIT LIST**

1. Application #23-01

2. Set of plans entitled Catamount Self Storge, LLC, prepared by Pathways Consulting, received April 3, 2023 including:

   - Sheet 1 Existing Conditions
   - Sheet 2 Site Layout
   - Sheet 3 Grading, Drainage and Erosion Control
   - Sheet 4 Landscape
   - Sheet 5 Site Details and Notes
   - Sheet 6 Drainage Details
   - Sheet 7 Erosion and Sedimental Control Details
   - Sheet A Fire Truck Turning Plan A
   - Sheet B Fire Truck Turning Plan B
   - Sheet C Fire Truck Turning Plan C
   - Sheet D Fire Truck Turning Plan D

3. Plan sheets #1 and #3 including lot 08-0090-003

4. Photometric Plans prepared by RAB, received April 3, 2023

5. Two Elevation plans


7. Memo from Jo-Ann Ells dated February 9, 2023 with applicant’s response in italics

8. Letter from John Hughes dated March 6, 2023

9. Packet from AG Self Storage, LLC

SEE MARCH 13, 2023 Packet as well
10. Memo from Jo-Ann Ells dated April 4, 2023

11. Lighting cutsheets

12. TBS Trachte Building Systems brochure
Memorandum

To: Hartford Planning Commission and Zoning Board of Adjustment

From: Jo-Ann Ells

Date: April 4, 2023

Re: Catamount Self Storage, LLC

Following is the applicant’s response to information requested at the Zoning Board and Planning Commission Hearings in March.

Revised Plans: “We have revised the 7 sheet plan set to incorporate the modifications requested by the Planning Commission and ZBA including fencing, landscape, and extending the pavement to the RV Storage building (revision notes on various sheets indicate modifications).” (See exhibit #2)

Self Storage Perspective/Elevation: “The self storage perspective/elevation shows the shape and height of the three storage buildings.” (See exhibit #5)

RV Storage Perspective/Elevation: “The RV storage perspective/elevation shows the shape and height of the RV storage building.” (See exhibit #5)

Photometric and Light Specifications and Details: “RAB prepared photometric plans based on the referenced specifications and details.” (See exhibit #4)

Electrical, Lighting and Cameras Brochure: “We included this brochure to inform how lighting and cameras will be used for the project.” (See exhibit #12)

Turning Movement Plan for a Tractor Trailer: (A plan was not provided.) the applicant offered that “Like other storage facilities in Town, Nick is not proposing tractor trailer access. Our analysis suggests a vehicle up to the size of a WB-40, which is not something Nick wants to accommodate.”

Existing Conditions Worksheet: “We prepared the Existing Conditions Worksheet by ‘cutting and taping’ the existing conditions for the AG Storage site with the existing conditions for the Catamount Storage site. Even though we used NAV 88 to establish topography and AG appears to have used an assumed vertical datum, the merger of the plans show relative topography and pre-development surface water flow directions. Neither existing conditions plan shows a pipe from the Jasmin site.” (See exhibit #3)

Proposed Conditions Worksheet: “We prepared the Proposed Conditions Worksheet by merging the proposed conditions for the AG Storage site with the proposed conditions for the Catamount Storage site. This plans shows the relationship of both sites in a developed condition.” (See exhibit #3)
SLIM17FA15ADJ

Color: Bronze
Weight: 3.0 lbs

Driver Info
- Type
- Constant Current:
  - 120V: 0.13A
  - 208V: 0.07A
  - 240V: 0.06A
  - 277V: 0.05A
- Input Watts: 14.2/14/14.2W

LED Info
- Watts: 15W
- Color Temp: 3000K/4000K/5000K
- Color Accuracy: 70 CRI
- L70 Lifespan: 100,000 Hours
- Lumens: 1761/1904/1852 lm
- Efficacy: 124/136.2/130.3 lm/W

Technical Specifications

Field Adjustability
- Field Adjustable:
  - Color temperature selectable by 3000K, 4000K and 5000K

Compliance
- UL Listed:
  - Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
- RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

IP Rating:
- Ingress protection rating of IP65 for dust and water

DLC Listed:
- This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
- DLC Product Code: PL0MVJOV63Q3

Performance
- Lifespan:
  - 100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
- Equivalent to 70W Metal Halide

LED Characteristics
- LEDs:
  - Long-life, high-efficiency, surface-mount LEDs

Electrical
- Driver:
  - Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.13A, 208V: 0.07A, 240V: 0.06A, 277V: 0.05A

Dimming Driver:
- Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:
- 120-277V Integrated button photocell included.

Construction
- Cold Weather Starting:
  - The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
- Suitable for use in up to 50°C (122°F)

Housing:
- Precision die-cast aluminum housing and door frame

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Technical Specifications (continued)

Construction

Lens:
Polycarbonate lens

Mounting:
Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Cut Off:
Adjustable from 0° (full cutoff) to 90°. 7 settings at 15° each.

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free, RoHS-compliant components.

Other

Note:
All values are typical (tolerance +/- 10%)

5 Yr Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablinghing.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions

Features
Selective CCT
Adjustable cutoff
Integrated photocell
0-10V dimming, standard

Ordering Matrix

<table>
<thead>
<tr>
<th>Family</th>
<th>Wattage</th>
<th>Style</th>
</tr>
</thead>
<tbody>
<tr>
<td>SLIM17FA</td>
<td>15</td>
<td>ADJ</td>
</tr>
</tbody>
</table>

15 = 15W
30 = 30W

ADJ = Angle Adjustable
LED bollard with architectural quality and strength at an affordable price point. Cylindrical post with dome head. Available in 4 light pattern configurations including 360° (24W), 270°(18W), 180°(12W option) & 90°(12W standard).

Color: Bronze
Weight: 11.4 lbs

**Technical Specifications**

**Compliance**

**UL Listed:**
Suitable for wet locations. Suitable for mounting within 4 ft. (1.2m) of the ground.

**IESNA LM-79 & LM-80 Testing:**
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

**LED Characteristics**

**LEDs:**
Long-life, high-efficiency, surface-mount LEDs

**Color Consistency:**
5-step MacAdam Ellipse binning to achieve consistent fixture-to fixture color

**Color Stability:**
LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

**Color Uniformity:**
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017

**Performance**

**Lifespan:**
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Wattage Equivalency:**
Equivalent to 70W Metal Halide

**Optical**

**BUG Rating:**
B2 U3 G2

**Construction**

**Cold Weather Starting:**
The minimum starting temperature is -40°C (-40°F)

**Driver Info**

**Type:**
- Constant Current
  - 120V: 0.26A
  - 208V: 0.18A
  - 240V: 0.15A
  - 277V: 0.14A

**Input Watts:** 22.4W

**LED Info**

**Type:** 24W

**Color Temp:** 5100K (Cool)

**Color Accuracy:** 73 CRI

**L70 Lifespan:** 100,000 Hours

**Lumens:** 2,620 lm

**Efficacy:** 126.1 lm/W

**Thermal Management:**
Cast aluminum Thermal Management system for optimal heat sinking. The BDLED is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

**Housing:**
Die-cast aluminum with extruded aluminum post

**Lens:**
Frosted vandal resistant polycarbonate

**Reflector:**
Vacuum-metalized polycarbonate
Technical Specifications (continued)

Construction

Mounting:
Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

Gaskets:
High-temperature silicone gaskets seal out moisture gaskets seal out moisture

Anchor Bolt:
Anchor Bolt Dimension is available here.

Finish:
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Other

California Title:
BDLEDR24 can be used to comply with 2016 Title 24 Part 6 when used with a remote mounted photosensor control. Select PCS900 (120V) or PCS1900/277 (277V) to order a photosensor accessory.

Patents:
The design of BLED is protected by patents in US, Canada & China

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB’s warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Electrical

Driver:
Constant Current, Class 2, 100-277V, 50/60 Hz, 4kV Surge Protection, 720mA, 120V: 0.26A, 208V: 0.18A, 240V: 0.15A, 277V: 0.14A

THD:
5.52% at 120V, 5.23% at 277V

Power Factor:
99.3% at 120V, 92.8% at 277V

Dimensions

Features

- Patented base mount design for sturdy installation
- Durable construction and frosted vandal-resistant polycarbonate lens
- Precision-engineered optics deliver maximum downward lighting without glare
- Four leveling screws provided for easy installation
- 100,000-hour LED lifespan

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### Ordering Matrix

<table>
<thead>
<tr>
<th>Family</th>
<th>Wattage</th>
</tr>
</thead>
<tbody>
<tr>
<td>BDLED24</td>
<td>24</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Color Temp</th>
<th>Finish</th>
<th>Distribution</th>
<th>Voltage</th>
<th>Dimming</th>
<th>Backup</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blank = 5000K</td>
<td>Blank = Standard 120 = 180 degrees</td>
<td>Blank = No Option 480 = 480V (24W only)</td>
<td>Blank = None 10 = 0-10V Dimming</td>
<td>Blank = No Battery Backup  /E = Battery Backup (24W only)</td>
<td>Blank = No Battery Backup  /EC = Battery Backup Cold Weather (24W only)</td>
</tr>
<tr>
<td>Cool</td>
<td>Blank = Bronze W = White K = Black</td>
<td>(120-277V)</td>
<td>(12W only)</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>N = 4000K Neutral</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Y = 3000K Warm</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Standard Distributions: 24W = 360Â°, 18W = 270Â°, 12W = 90Â°
2. 480VAC available for 24W fixture versions - offered with /D10 dimming option as standard
3. Only for 24W, 120-277VAC fixture versions
Technical Specifications

Field Adjustability

Field Adjustable (Wattage):
Field adjustable light output in 3 discrete steps:
Small Housing: 80W/60W/40W (factory default 80W)

Compliance

UL Listed:
Suitable for wet locations

IP Rating:
Ingress protection rating of IP66 for dust and water

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S-1 requirements.
DLC Product Code: S-95WZ1B

LED Characteristics

LEDs:
Long-life, high-efficacy, discrete, surface-mount LEDs

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

Electrical

Driver:
40W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.34A, 208V: 0.20A, 240V: 0.17A, 277V: 0.15A
60W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.50A, 208V: 0.30A, 240V: 0.25A, 277V: 0.22A
80W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.67A, 208V: 0.40A, 240V: 0.34A, 277V: 0.30A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
1.96% at 120V, 7.7% at 277V

Power Factor:
99.9% at 120V, 96.5% at 277V

Surge Protection:
Line to Line: 10kV
Line to Ground: 6kV
Technical Specifications (continued)

**Performance**

**Lifespan:**
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Wattage Equivalency:**
Equivalent to 250W Metal Halide

**Construction**

**IES Classification:**
The Type III distribution is meant to be located near the side of an area, projecting the light outward to fill the area. Ideal for roadways, general parking areas, lighting applications and where a large pool of light is required.

**Cold Weather Starting:**
The minimum starting temperature is -40°C (-40°F)

**Ambient Temperature:**
Suitable for use in up to 40°C (104°F)

**Housing:**
Die-cast aluminum

**Mounting:**
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease.

**Reflector:**
Aluminum reflector with white polycarbonate

**Vibration Rating:**
3G vibration rating per ANSI C136.31

**Effective Projected Area:**
EPA = 0.32

**Gaskets:**
High-temperature silicone gaskets

**Finish:**
Formulated for high durability and long-lasting color

**Green Technology:**
Mercury and UV free, RoHS-compliant components.

**Optical**

**Bug Rating:**
BUG Rating 80W: B1 U0 G2
BUG Rating 60W: B1 U0 G2
BUG Rating 40W: B1 U0 G1

**Other**

**Warranty:**
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB’s warranty is subject to all terms and conditions found at rablighting.com/warranty.

**Trade Agreements Act Compliant:**
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act.

**Buy American Act Compliance:**
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

---

**Features**

- 0-10V dimmable standard
- IP66 Rated
- 100,000-Hour LED lifespan
- 10-Year, No-Compromise Warranty

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### Ordering Matrix

<table>
<thead>
<tr>
<th>Family</th>
<th>Housing Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALED</td>
<td>S</td>
</tr>
</tbody>
</table>

**Distribution**
- 2T = Type II
- 3T = Type III
- 4T = Type IV
- 5T = Type V
- AT = Auto Dealership Optic

**Mounting**
- Blank = Universal Pole Mount
- SF = Slipfitter
- WM = Wall Mount

**Color Temp**
- Blank = 5000K Cool
- Blank = 4000K Neutral
- Blank = 3000K Warm

**Finish**
- Blank = Bronze
- W = White
- B = Black

**Voltage**
- Blank = 120-277V
- 0-10V Dimming
- /480 = 480V, 0-10V Dimming

**Options**
- Blank = No Option
- 7FFR = 7 Pin Twistlock Receptacle
- /WS2 = Wattstopper, 20ft lens
- /WS4 = Wattstopper, 40ft lens

---

1. 480V available in Medium, Large & Extra Large fixtures only
2. Wattstopper option available in Large & Extra Large fixtures only
Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

- Color: Bronze
- Weight: 136.7 lbs

**Technical Specifications**

<table>
<thead>
<tr>
<th>Compliance</th>
<th>Color: Bronze powder coating</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSA Listed:</td>
<td></td>
</tr>
<tr>
<td>Suitable for wet locations</td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td></td>
</tr>
<tr>
<td>Shaft:</td>
<td></td>
</tr>
<tr>
<td>46,000 p.s.i. minimum yield.</td>
<td></td>
</tr>
<tr>
<td>Hand Holes:</td>
<td>Shaft Size:</td>
</tr>
<tr>
<td>Reinforced with grounding lug and removable cover</td>
<td></td>
</tr>
<tr>
<td>Base Plates:</td>
<td>4&quot;</td>
</tr>
<tr>
<td>Slotted base plates 36,000 p.s.i.</td>
<td></td>
</tr>
<tr>
<td>Shipping Protection:</td>
<td>Hand Hole Dimensions:</td>
</tr>
<tr>
<td>All poles are shipped in individual corrugated cartons to prevent finish damage</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3&quot; x 5&quot;</td>
</tr>
<tr>
<td></td>
<td>Bolt Circle:</td>
</tr>
<tr>
<td></td>
<td>8 1/2&quot;</td>
</tr>
<tr>
<td></td>
<td>Base Dimension:</td>
</tr>
<tr>
<td></td>
<td>8&quot;</td>
</tr>
<tr>
<td></td>
<td>Wall Thickness:</td>
</tr>
<tr>
<td></td>
<td>1/8&quot;</td>
</tr>
<tr>
<td>Height:</td>
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<tr>
<td>20 FT</td>
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<tr>
<td>Weight:</td>
<td></td>
</tr>
<tr>
<td>137 lbs</td>
<td></td>
</tr>
<tr>
<td>Gauge:</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td></td>
</tr>
</tbody>
</table>
Technical Specifications (continued)

Construction

Anchor Bolt:
Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:
WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

Pre-Shipped Anchor Bolts:
Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:
- 70MPH 10.7 ft./360 lb.
- 80MPH 7.0 ft./350 lb.
- 90MPH 4.3 ft./350 lb.
- 100MPH 2.5 ft./350 lb.
- 110MPH 1.1 ft./350 lb.
- 120MPH 0.1 ft./340lb

Other

Terms of Sale:
Pole Terms of Sale is available online.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions

[Diagram showing dimensions of the pole]

Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application

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STEALTH Sensor with special 200° detection pattern to provide wide coverage side to side. Excellent for building perimeter protection. Lens masks allow customization of detection zone.

Color: Bronze  Weight: 1.0 lbs

**Technical Specifications**

**Compliance**
- UL Listed:
  - Raintight Photoelectric Switch

**Electrical**
- Switching Capacity: 8 amps
- Voltage: 120 volts
- 300 watts LED

**Surge Protection:**
- I.E.C. specs

**Sensor Specifications**
- Detection Pattern: 50' x 200'
- Time Adjustment: 5 seconds to 12 minutes

**Power Consumption:**
- 1 watt

**Other**

**Warranty:**
- 10 year sensor warranty

**Buy American Act Compliance:**
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.
Features

Compatible with LED lamps
Temperature compensation
Radio frequency immunity
6000 volt surge protection
LED detection & "on guard" indicator
Color matched vandal resistant lens and grill
Protected manual override with auto reset
Can be wired in parallel

Dimensions

3 1/2"
8.9 cm

5"
12.7 cm

5"
12.7 cm
Electrical and Lighting

Exterior lights are mounted to the building and should be spaced every 40'. If the buildings are parallel, the lights should be staggered between the buildings. The conduit should run inside the building.

LED lights such as this one reduce power consumption and maintenance.

Exterior lights should be controlled by a master photo cell rather than individual sensors on each light.

Decorative lighting fixtures can add curb appeal.

Right: Exterior lights installed on poles light a greater area, drawing insects away from the building.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.
This exterior light has the conduit running on the outside of the building. This application is not recommended.

At least one exterior outlet should be installed on every building for maintenance purposes.

Outlets may be installed on door jambs as shown. When installed at lower heights, it's a good idea to place them behind bollards to prevent damage from snow removal equipment. These outlets should be on their own breaker and shut off when not in use by management.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.
The electrical control box may be installed on the outside of the building.

Right: This building has a 10' corridor with an electrical box installed inside.

If the building has a false door, the electrical panel may be attached directly to it.

Separate underground conduit should be installed during grading, even if you will not install cameras immediately.

Camera systems may require power sources in buildings, and may require small equipment cabinets depending on your equipment type and layout. Plan your camera system early in the design process.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.
For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

The electrical and HVAC equipment may all be stored inside a mechanical unit. Trachte provides a louvered swing door (to provide air flow) for this type of unit.

The electrical conduit should be installed following the purlin.

If you are planning to provide light in the units, the fixtures should be installed on the purlin.
A motion sensor or timer can be used to automatically turn lights on and off.

In hallways, a ceiling mounted motion sensor should be used.

The light shown has the motion sensor directly attached to the light soffit.

If the facility is located in a warm climate, florescent lights may be used.

In colder climates or for greater energy efficiency, LED lighting is a better choice.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.
Lights should be installed in the center of the hallway. The electrician needs to provide supports that tie into the structural purlin.

The lights can be attached directly to the corridor. However, this lighting is not recommended because the light will only shine into one side of the corridor.

A continuous row of lights are attached to the flush panel, which provides plenty of light into each unit.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.
This customer supplied his own ceiling with recessed lights. It is recommended that if this method is chosen, to install the lights every four panels.

This soffit ceiling features 1'x4' troffer lights provided by Trachte.

Trachte can supply a 3' wide soffit ceiling with a 4' recessed high efficiency T8 light. 1x4' troffer LED lights are available from outside vendors.

Trachte can provide a complete flush ceiling in which the lights are mounted directly to the 24-gauge panel.

Your electrician will also need to install emergency egress lighting and exit signs per your local codes.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.
Application #23-02
Chorro, LLC
DRAFT
FINDINGS OF FACT
CONCLUSIONS OF LAW
AND
DECISION

HARTFORD PLANNING COMMISSION

Application #23-02 by Chorro, LLC
Site Development Plan Approval
to convert a single-unit dwelling to a two-unit dwelling
lot 45-0258-000, 261 South Main Street
White River Junction, in an CB zoning district

This decision pertains to application #23-02 by Chorro, LLC (owner/applicant) Site Development Plan Approval under section 260-45 to convert a single-unit dwelling to a two-unit dwelling, lot 45-0258-000, 261 South Main Street, White River Junction, in an CB zoning district.

FINDINGS OF FACT

Based upon the information contained in the exhibits for this application (see attached list) and the evidence adduced at the Planning Commission meeting of April 17, 2023 the Hartford Planning Commission makes the following Findings of Fact:

General Information

1. The owner of record of lot 45-0258-000 is Chorro, LLC who acquired the lot on 03-10-21. The deed is recorded in volume 584, page 63 of the Hartford Land Records.

2. The lot is approximately 0.07 acres/3,049.2 sq. ft.

3. The lot is developed with a single-unit dwelling.

4. The lot is class one; municipal water and sewer.

5. The lot is in a CB zoning district.

6. The property was developed before the adoption of Zoning Regulations.

This Application

7. The applicant proposes to convert the single-unit dwelling to a two-unit dwelling.
8. According to the applicant, “261 South Main is an existing 2-story wood-frame, single family, 3-bedroom house. Work on the 2-story structure will be limited to the interior only, with the goal to create two, one-bedroom apartments—one on the first floor and one on the second floor. Alterations will include adding a small kitchen and a bathroom on the second floor and isolating the stair, so it is dedicated to the second floor apartment only. Other renovations may include, upgrading the existing first floor kitchen and bathroom and re-opening the front porch, which was enclosed at some point in the past. Building and fire code mandated improvements will be undertaken as well.” (See exhibit #4)

9. Allowable residential density in the CB zoning district is 2.5 FAR. Given this, 7,623 sq. ft. of Residential Floor Area could be created (3,049.2 x 2.5= 7,623 ). The applicant proposes 1,120 sq. ft. of Residential Floor Area.

   Residential Floor Area: The square footage of all floors of a building measured from the exterior face of the exterior walls designated for residential use excluding common areas such as stairwells, elevators, hallways, lobbies, mechanical rooms, unfinished basements, and storage areas.

10. The applicant proposes to install a downlit wall mounted light fixture above the door.

The applicant understands that lighting may not create excessive off-site or sky glow. If the Zoning Administrative Officer determines that lighting does not meet this condition, the applicant will be required to comply or will be found in violation of this approval.

11. Four parking spaces are required (two per unit).

12. The applicant proposes two parallel parking spaces for the two-unit dwelling and is seeking a permanent parking reduction under section 260-24 9 (e) of the Zoning Regulations which states:

   If, in Site Plan Approval proceedings or at any time in the future after a duly warned hearing, the Planning Commission determines that unique usage or special conditions exist which warrant increasing or reducing the need for parking, it may require the provision of off-street parking spaces up to 50% more or less than the requirements in (A) above. In the Central Business District, the parking may be reduced beyond 50%. When approving an increase or reduction in any zoning district, the Planning Commission shall consider the following.

   a) Is the site located on or within 1,000 feet of a transit route?

   Applicant’s response: “Public transportation by Advance Transit is available along South Main Street with connections to transfer hubs linking Hartford Village, Wilder, Lebanon, West Lebanon, Hanover, Norwich, Dartmouth College and DHMC. There is a parking shelter in front of Trail Break, approximately 670’ away.”
b) Are there shared parking facilities with abutting businesses which are sufficient to meet parking demand?

Applicant’s response: “The building owner retains ownership and/or control of substantial parking in the general vicinity of the project. The majority of that property is dedicated to business, retail and restaurant use with parking usage that differs from those of the housing. The excess capacity in off-hours accommodates much of the need of the housing, which is primarily evenings and weekends.”

c) For mixed use projects, do the proposed uses have staggered business hours with minimal overlap? NA

d) Does the type of business proposed generate substantial pedestrian traffic and are adequate pedestrian facilities present?

Applicant’s response: “We do not anticipate an increase in pedestrian traffic. The number of occupants should remain about the same pre- and post-redevelopment.”

e) Does an employer-sponsored “transit pass” program, or vanpool, carpool or rideshare program exist, or can one be established (as a condition of the approval) to substantially reduce the need for on-site parking? NA

f) Is safe and adequate on-street parking available?

Applicant’s response: “On-street parking begins approximately 200’ north of the property. This parking is typically available in the evenings.”

g) Is parking in municipal parking lots available?

Applicant’s response: “The main municipal lot is a roughly 1,000’ walk north and west. Parking is typically available all day, but especially in the evenings.”

h) Does the Institute of Traffic Engineers, American Planning Association or other professional source show parking demand requirements for the proposed use(s) that are different than the standards specified in these regulations?

Applicant’s response: “Actual parking usage can be demonstrated by other housing projects of the building’s owner with similar sized apartment units. They include those at 241 and 132 South Main in WRJ and the Lebanon Junior High Apartments in Lebanon, NH.”
i) Is there other information that justifies a change in the parking requirements?

Applicant’s response: “The apartment leases for 261 S. Main Street will limit tenants to one on-site parking spaces per unit, similar to 132 and 241 S. Main, and other apartments owned by the developer. The single-family residence at 273 S. Main will be limited to two vehicles.”

13. The applicant owns the adjacent lot to the south (273 South Main Street) which is developed with a single-unit dwelling. Parking for this dwelling is provided by two stacked parking spaces which overlap the shared property line with 261 South Main Street (see exhibit #2). The Zoning Regulations stated that the “Planning Commission may permit stacked parking in order to meet minimum parking requirements where unique circumstances exist on a lot if the users will be residents of a single dwelling unit, accessory apartment or duplex unit, or if there is a dedicated employee-only parking, signed as such.” (260-24 C 6)

The applicant understands that a parking easement for these parking spaces is required to be included in the deed if either lot 261 or 273 South Main Street transfers ownership.

14. Snow will be stored on site and will be removed as needed. Snow will not be stored in such a manner as to create a hazard.

15. Trash will be stored in 4 trash bins on the southwest corner of the lot.

16. The applicant retains the obligation to identify, apply for, and obtain relevant local and state permits for this project.

17. The applicant understands that all activities authorized by the issuance of the zoning permit shall be started within six (6) months and completed within two (2) years of its date of issue, or the zoning permit shall become null and void and reapplication to complete any activities shall be required. Any activities not completed within the above permit period shall be subject to any ordinance in effect at the time of reapplication. One six (6) month extension to both time periods may be granted by the Planning Commission.

18. The applicant understands that they must obtain a Certificate of Occupancy from the Zoning Administrative Officer upon completion of the project and before the site may be occupied. The applicant understands that a Certificate of Occupancy will not be issued if the project is not in compliance with these Findings, Plans and any conditions placed on the decision.

**CONCLUSIONS OF LAW**

Based upon the foregoing Findings of Fact, the Hartford Planning Commission concludes that the proposed site plan provides, as required by §260-45 C of the Hartford Zoning Regulations:
(1) Maximum safety of traffic circulation between the site and the street network and integration with the overall traffic pattern, including provisions for auxiliary roadways connecting with adjacent properties where appropriate. Included in this evaluation shall be the location, number and width of access points, curve radii at access points, acceleration or deceleration lanes on adjacent public streets, sight distances, lighting, location of sidewalks and other walkways, and the overall relationship of the proposed development with existing traffic conditions in the area. All modes of transportation shall be taken into account, including pedestrian, bicycle, handicapped, delivery and emergency vehicles and public transportation.

(2) Adequacy of on site circulation, parking, and loading facilities, with particular attention to safety. Included in this evaluation shall be traffic movement patterns, drive and aisle widths, directional signs, location of loading docks and parking areas, number and size of parking spaces, and provision for lighting, drainage, snow removal and access for emergency vehicles and public transportation.

(3) Adequacy of landscaping, screening, and setbacks in achieving maximum compatibility with and protection of adjacent properties by screening from them any glare produced by interior or exterior lights and unsightly areas such as storage areas, and parking lots; assurance that landscape materials will not interfere with visibility or safety and that they are of a type that can survive and be maintained as proposed.

(4) Adequacy of provision for safety and convenience of pedestrians, bicyclists, and handicapped persons. Included in this evaluation shall be lighting of walks and entrances, design and placement of walks and crosswalks, pick-up points for public transportation and provision of bicycle racks.

(5) Protection of renewable energy resources, including a finding that the proposed development does not adversely affect the ability of adjacent properties to use this form of energy.

(6) Compliance with other provisions of these regulations including § 260-27, Landscaping, and § 260-31, Land use performance standards.

(7) Other factors that are directly related to the above aspects of site plan review.

**DECISION**

The Hartford Planning Commission, based upon the forgoing Findings of Fact and Conclusions of Law, hereby approves application # Application #23-02 by Chorro, LLC (owner/applicant) Site Development Plan Approval under section 260-45 to convert a single-unit dwelling to a two-unit dwelling, lot 45-0258-000, 261 South Main Street, White River Junction, in an CB zoning district on the condition that:
1. Before a Zoning Permit is issued:
   - The applicant provides written verification that they have satisfied any conditions of the Hartford Department of Public Works pertaining to water and sewer.

2. Before a Certificate of Occupancy is issued, the applicant submits:
   - Verification from their architect certifying that the project was constructed in compliance with the approved plans, Findings of Fact, and Zoning Permit.
   - Verification that the water and sewer have been inspected and approved by the Hartford Department of Public Works.
   - A copy of a recorded Energy Code Certificate if required by the State of Vermont.

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.

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 April 2023.

HARTFORD PLANNING COMMISSION

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. The fee is $250.00. If you fail to appeal this decision, your right to challenge this decision at some future time may be lost because you waited too long. You will be bound by this decision, pursuant to 24 V.S.A. s. 4472 (d) (exclusivity of remedy; finality).
EXHIBIT LIST

1. Application #23-02

2. Plan set entitled “Duplex Conversion, 261 South Main Street, White River Junction, VT, 05001,” including Architectural Site plan (A1-0) and Existing and proposed Floor Plans and Light Fixture Cut Sheet (A2-0)

3. Memo from Jo-Ann Ells dated March 14, 2023 with Applicant’s response dated March 20, 2023

4. Letter from Jim Wasser dated March 13, 2023 revised March 20, 2023
APPLICATION TO
PLANNING COMMISSION &/OR ZONING BOARD OF ADJUSTMENT

PLEASE COMPLETE ALL ITEMS APPLICABLE AND PROVIDE THE CORRECT NUMBER OF COPIES OF THIS
APPLICATION AND THE SITE PLAN OR SUBDIVISION PLAT. ABUTTING LANDOWNERS WILL BE NOTIFIED BY THE
PLANNING/ZONING OFFICE.

1. NAME & ADDRESS OF RECORDOWNER(S)  Chorro, LLC

77 Bank Street, Lebanon, NH 03766

Deed Recorded Book Page (Available at Town Clerk’s Office)
Telephone: Work Cell Email Address:

2. NAME & ADDRESS OF APPLICANTS(S)  Chorro, LLC

77 Bank Street, Lebanon, NH 03766

Telephone: Work Cell Email Address:

3. NAME & ADDRESS OF APPLICANTS’ CONSULTANT  Studio Nexus Architects + Planners, LLC

P.O. Box 275, White River Junction, VT 05001

Telephone: Work Cell Email Address:

4. PROJECT LOCATION  261 South Main Street, White River Junction

5. PRESENT USE OF PROPERTY  Residential

6. BRIEFLY DESCRIBE PROJECT (in addition, a detailed narrative must be submitted)

Convert a single family residence to a duplex (two one-bedroom units—one up, one down),
adding a kitchen and bathroom on the upper level. No site work is anticipated. 
(Existing residence has 3 bedrooms)

7. PROJECT SIZE IN SQ. FT OR ACREAGE  Lot Size: ~3,357 SF

Lot Width ~53'-6" Lot Depth ~62'

8. IS PROJECT ON TOWN WATER/SEWER? Yes No

Water Consumption/day Amount of Sewer Flow Projected

Size of Closest Lines Above (water) (sewer)

9. DESCRIBE LANDSCAPING PLAN  Existing landscape to remain.

10. IF A BUSINESS - Present # of Employees  N/A

Proposed Days & Hours of Operation

Will you use the landfill & recycling center? Yes No

The main waste by-product of your business is:
11. **IF A RESTAURANT** - Present seating __________________ Proposed __________________

12. **PARKING SPACES** - Number to be provided 4 (two shared)

13. **SIGNAGE** - Free Standing None Attached __________________

14. **FENCING** - Location__________________ Height __________________

15. **NEAREST WATER SUPPLY FOR FIREPROTECTION** Across the street and 100 feet north is the closest fire hydrant.

16. **ESTIMATED VALUE OF PROPOSED WORK** $25,000

17. **IS THERE AN EXISTING DRIVEWAY?** Yes

18. **IF A SUBDIVISION** - Number of New Lots to be Created ____________
   Do you request that the Town consider taking over maintenance of – Roads ____________
   Or Park/Open Space ____________

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. (This certification must be signed by lot owners and applicants).

Applicant’s Signature __________________ Date 26/03/23

Lot Owner’s Signature __________________ Date 26/03/23

Co-Applicant’s Signature __________________ Date __________________

Co-Owner’s Signature __________________ Date __________________

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

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DUPLEX CONVERSION
261 SOUTH MAIN STREET, WHITE RIVER JUNCTION VT, 05001

PROJECT TEAM
OWNER/GENERAL CONTRACTOR:
CHORRO LLC
77 BANK STREET
LEBANON, NH 03766
CONTACT: TIM SIDDOR
EMAIL: tim@lebanonworks.com
PHONE: 603.277.9918

ARCHITECT OF RECORD:
STUDIO NEXUS
ARCHITECTS + PLANNERS, LLC
46 SOUTH MAIN STREET, SUITE 206
PO BOX 275
WHITE RIVER JUNCTION, VT 05001
CONTACT: JIM WASSER
EMAIL: jimw@studioresarch.com
PHONE: 802.275.5110 EXT. 101

PROJECT INFORMATION
• ZONING DISTRICT: CB (CENTRAL BUSINESS)
• LOT SIZE: 0.05 - 0.10 AC
• SITE AREA: 0.06 AC
• PROJECT: NEW CONSTRUCTION
• MINSIMUM LOT REQUIREMENTS: 2,800 SQ
• CURRENT LOT SIZE: 2,465 SQ
• BUILDING FOOTPRINT: 112 SQ
• EXISTING BUILDING SIZE: 1,694 SQ
• PROPOSED BUILDING SIZE: 1,694 SQ
• PARKING PROVIDED: NO
• SITE DESIGN FEATURES: CHANGES

SITE LOCATION MAP

261 South Main Street
Property ID: 40-237
Chesire LLC

240 South Main Street
Property ID: 40-44-1
MC_MATCHMORE LLC

235 South Main Street
Property ID: 40-236
Chesire LLC

233 South Main Street
Property ID: 40-235
Chesire LLC

245 South Main Street
Property ID: 40-234
Chesire LLC

253 South Main Street
Property ID: 40-233
Chesire LLC
Memorandum

To: Tim Sidore, Chorro LLC (via email)
Cc: Jim Wasser, Studio Nexus Architects, Chris Holzwarth, Hartford Project Manager (via email)
From: Jo-Ann Ells
Date: March 14, 2023; Response dated 3.20.23.
Re: 261 South Main Street, Lot 45-0258-000

Please submit a response to the following comments/questions on your application for a second dwelling unit at 261 South Main Street to my office before 9:00 a.m., Tuesday, March 21, 2023. 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.

The completeness of your response and decision to make additional changes to your project will determine if your application will be ready for a Public Hearing. It is therefore important that you contact me with any questions you have regarding these comments. (See Application Process Policy)

Prior to the Planning Commission/Zoning Board of Adjustment Public Hearings, you will receive an agenda, draft Findings of Fact, and additional staff comments if there are any. Please contact me at any time during this process with any questions.

1. Please confirm that you understand that you retain the obligation to identify, apply for, and obtain any relevant local and state permits for this project. Please call 282-6488 to speak to the Regional State Permit Specialist, Rick Oberkirch. Confirmed.

2. Please confirm that the project is ADA compliant. Buildings “consisting of three living units or less” are exempt for the accessibility standards—section 2903(2) of the Vermont Access Rules, 2012 edition, amended 11.15.2013.

3. Please contact Tom Peltier, Fire Marshal to discuss obtaining a Public Building permit. tpeltier@hartford-vt.org (295-3232). Understood.
4. Please contact Chris Holzwarth cholzwarth@hartford-vt.org (295-3622) at the DPW to discuss water/wastewater requirements. *Understood.*

5. Please consider the following changes to the project narrative:
   - Update information regarding parking based on your answers to the items below regarding parking
   - Change “Special Exception” to “Conditional Use Approval”
   - Change “CD” to “CB” for references to the zoning district
   *These changes were made in the revised project narrative.*

6. Please consider the following changes to the Site Plan:
   - Change the owner from “Ledgeworks” to “Chorro, LLC”
   - Include the dimensions of the parking spaces
   - Include the distance between the parallel parking spaces and the building
   - Include existing & proposed light fixtures
   *These changes were made on the revised site plan.*

7. It is my understanding that you are seeking a parking reduction for the proposed duplex (from 4 to 2 parking spaces) and that these parking spaces will be provided by 2 parallel parking spaces in the front of the lot. Please confirm or correct. *Confirmed.*

8. Please provide justification for reduced parking as outlined in §260-24 9 (e) of the Zoning Regulations. *Justification was provided in the revised project narrative.*

9. It is my understanding that you propose to provide 2 stacked parking spaces as allowed in §260-24 C (6) of the Zoning Regulations for 273 South Main Street and that these parking spaces overlap the shared property line with 261 South Main Street. Please confirm or correct. *Confirmed.*

   Please acknowledge that a parking easement for the stacked parking will be required to be in the deed if either lot 261 or 273 South Main Street transfers ownership. *We acknowledge that an easement for the stacked parking will be required upon any transfer of ownership of the two properties.*

10. How will the parking spaces be delineated? *With painted striping, as shown on the plans.*

11. Please acknowledge that you understand that once the project is complete and before a Certificate of Occupancy will be issued you need to:
   - Submit written verification from your Architect or an Engineer licensed by the State of Vermont certifying that the project was constructed in compliance
with the approved plans and Findings of Fact. *We understand that written verification is required from an Architect or Engineer.*

- Record an Energy Code Certificate in the Land Records *We understand that the Certificate will need to be recorded.*

12. Please email all of the application materials to me in one email including your response to this memo. **Understood.**

13. Please submit 15 copies of your written response to this memorandum, application form, revised narrative, and revised plan set. **Understood.**
March 13, 2023; Revised 3/20/2023

Jo-Ann Ells, Zoning Administrator
Hartford Planning & Zoning
Hartford Municipal Building
2nd Floor Room 201
171 Bridge Street
White River Junction, VT 05001

Re: Conditional Use, 261 South Main Street—Parcel 45-258

Landowner: Chorro, LLC
Applicants: Chorro, LLC—Mike Davidson, Tim Sidore

Dear Jo-Ann:

We respectfully submit the enclosed application and plans for a Conditional Use permit for sub-dividing the existing single family residence at 261 S. Main Street into two one-bedroom apartments. The proposed duplex will bring additional needed housing options to White River Junction.

261 South Main is an existing 2-story wood-frame, single family, 3-bedroom house. Work on the 2-story structure will be limited to the interior only, with the goal to create two, one-bedroom apartments—one on the first floor and one on the second floor. Alterations will include adding a small kitchen and a bathroom on the second floor and isolating the stair so it is dedicated to the second floor apartment only. Other renovations may include, upgrading the existing first floor kitchen and bathroom and re-opening the front porch, which was enclosed at some point in the past. Building and fire code mandated improvements will be undertaken as well.

Studio Nexus Architects of White River Junction has been engaged to assist with site planning and interior design. The project is conceived by the owner, Michael Davidson, who recently purchased the property. Construction work will begin immediately after permit approval with the goal to complete the work by late spring of 2023.

The 261 South Main Street duplex conversion project promotes Hartford’s goal of adding affordable housing. This conversion and renovation will add much-needed, affordable downtown residential apartments. We propose small, one-bedroom units to meet what our experience shows is the current market demand: units for singles or couples, a familial demographic that is increasing rapidly in the Upper Valley. Our project meets the goals of the district and Town in a myriad of ways, including the following:

- The smaller one-bedroom units meet a critical need for the Upper Valley: apartments for singles and couples within walkable distance to a downtown.
261 South Main Street—Application for Conditional Use

- There is no increase in the building footprint; the number of occupants would not be appreciably greater than in the current three-bedroom house.
- It will fulfill the goal of the special exception: to regulate density and maintain the character of the neighborhood; having more units, but with a similar number of total occupants within the existing building envelope achieves that intent.
- We are providing adequate parking meeting the requirements of the zoning code.
- The CB District is “particularly suited to compact development due to the availability of public parking, public water and sewer services and public transportation”. Our project will have minimal impact on Town services and the ready availability of public transportation will be an asset to potential tenants.
- The role of the CB district is “as an historic, pedestrian-friendly center for retail, business, and tourist activities, public services and high density housing”. Our project is consistent with that goal.

Site
The front half of the existing site is all paved and has served as parking for many years and prior to when the property was purchased by Chorro, LLC. The rear of the site backs up to Town property and a steep hill and features mature vegetation, all of which is remaining.

Parking
There are four parking spaces currently on-site, two of which are stackec and shared with the neighboring property, 273 South Main, also owned by Chorro, LLC. This shared parking is essential, since 273 has no off-street parking of its own (with no prospect of adding any) and no on-street parking nearby. Per the Zoning Code, the Planning Commission may permit stacked parking in order to meet minimum parking requirements “where unique circumstances exist on a lot if the users will be residents of a single dwelling unit...or duplex unit” (260-24C(6). The other two spaces are parallel parking spaces located within the front yard of 261. All four parking spaces are easily accessed from the street off a paved extension located in the Town ROW.

Parking required per 250-24 (261 and 273 combined) @ 2 spaces per unit:
1 single family + 1 duplex = 6 spaces total*
*In the CB District that total requirement can be reduced up to 50% (260-24C(9)(e).

We are asking for a reduction of 33%. We meet the reduction criteria as follows:

a. Is the site located on or within 1,000 feet of a transit route?

Yes, Public transportation by Advance Transit is available along South Main Street with connections to transfer hubs linking Hartford Village, Wilder, Lebanon, West Lebanon, Hanover, Norwich, Dartmouth College and DHMC. There is a parking shelter in front of Trail Break, approximately 670’ away.

b. Are there shared parking facilities with abutting businesses which are sufficient to meet parking demand?

The building owner retains ownership and/or control of substantial parking in the general vicinity of the project. The majority of that property is dedicated to business, retail and restaurant use with parking usage that differs from those of the housing (see attached
261 South Main Street—Application for Conditional Use

...maps). The excess capacity in off-hours accommodates much of the need of the housing, which is primarily evenings and weekends.

c. For mixed-use projects, do the proposed uses have staggered business hours with minimal overlap?

N/A.

d. Does the type of business proposed generate substantial pedestrian traffic and are adequate pedestrian facilities present?

We do not anticipate an increase in pedestrian traffic. The number of occupants should remain about the same pre- and post-redevelopment.

e. Does an employer-sponsored “transit pass” program, or vanpool, carpool or rideshare program exist or can one be established (as a condition of the approval) to substantially reduce the need for on-site parking?

N/A; this is a residential property.

f. Is safe and adequate on-street parking available?

On-street parking begins approximately 200' north of the property. This parking is typically available in the evenings.

g. Is parking in municipal parking lots available?

The main municipal lot is a roughly 1,000' walk north and west. Parking is typically available all day, but especially in the evenings.

h. Does the Institute of Traffic Engineers, American Planning Association or other professional source show parking demand requirements for the proposed use(s) that are different than the standards specified in these regulations?

Actual parking usage can be demonstrated by other housing projects of the building’s owner with similar sized apartment units. They include those at 241 and 132 South Main in WRJ and the Lebanon Junior High Apartments in Lebanon, NH.

i. Is there other information that justifies a change in the parking requirements?

In addition, the apartment leases for 261 S. Main Street will limit tenants to one on-site parking space per unit, similar to the leases at 132 and 241 S. Main and other apartments owned by the developer. The single family residence at 273 S. Main will be limited to two vehicles.

Conditional Use

The requirements for Conditional Use approval set forth in Section 260-16, and Applicant’s responses, are as follows:
261 South Main Street—Application for Conditional Use

In order for the permit to be granted, the applicant shall be required to present evidence that the proposed use shall not result in an undue adverse effect on any of the following such that an impact cannot be reasonably mitigated:

(1) Community facilities.
   (a) The capacity of planned or existing community facilities, including, but not limited to:

The number of occupants of 261 South Main will remain roughly the same and the project will not overburden or have an undue adverse effect on the use of community facilities.

(2) The character of the area, as defined by the objectives of the zoning district within which the project is located and specifically stated policies and standards of the municipal plan, including, but not limited to:
   (a) Scenic or natural beauty, historic sites, or rare and irreplaceable natural areas.
   (b) Compatibility with scale and design of structures existing in that area.

Minimal exterior work will be undertaken as a part of the conversion. The natural beauty of the woods at the rear of the property will remain and the scale and design of the structure will be freshened but not intrinsically changed.

(3) The capacity of roads and highways in the vicinity to safely accommodate expected traffic flows. In making this determination, the Board may require submission of a traffic impact study made by a professional traffic engineer.

We anticipate little to no increase in vehicle use and traffic as a result of this project.

(4) Any Town of Hartford bylaws in effect.

The project will not violate any Town of Hartford bylaws.

(5) Utilization of renewable energy resources.

As part of the building conversion and renovation, the envelope of the building will be improved with increased insulation and windows, appliances, mechanical and electrical systems, where replaced or added, meeting Energy Star and the current energy code.
261 South Main Street—Application for Conditional Use

In summary, we are confident our proposal does not negatively impact the neighborhood, does not increase density, and remains in the spirit of the Zoning Code. Thank you for your consideration of our application.

Very truly yours,

[Signature]

Jim Wasser, Principal
Studio Nexus Architects + Planners, LLC