

**DRAFT
Minutes
Planning Commission
February 26, 2019**

Present: Bruce Riddle, Peter Merrill, Robin Adair Logan, Toby Dayman, John Reid, Jacques Harlow, Dave Sherman and Jo-Ann Ells, Zoning Administrator

Absent: Kim Souza, Selectboard Liaison

Administrative Matters

1. Minutes of January 21, 2019

Peter Merrill moved to approve the minutes of January 21, 2019 with several corrections. John Reid seconded and the motion passed unanimously.

2. Administrative Permits

It was noted that an administrative permit was issued for an apartment above a real estate office on the corner of Route 4 and Murphy Road.

3. Availability for the next Public Hearing

Jo-Ann Ells asked the Commissioners if they would be available at 5:30 PM to hold a workshop on April 1, 2019 before the Public Hearing. John Reid told the Commission that he was not available on April 1, 2019. Peter Merrill said that it would be difficult for him to make it at 5:30 PM.

4. Public Comment

None

Public Hearing

Bruce Riddle opened the Public Hearing and administered the oath.

1. Application #19-05 by Michael Wood (owner/applicant) for approval of a one-step subdivision for a lot line adjustment between lots 02-0028-000 and 02-0029-000, 13 Joa Road and 5519 Route 14, West Hartford, in a VR-2 zoning district.

Mike Wood was present.

Jo-Ann Ells noted that the Commission had approved a lot line adjustment between the properties in July of 2018, but the Decision was not finalized because the surveyor discovered problems with the plat.

2. 02-26-19

There was a brief discussion about the description of the development of the lots.

There was no public comment.

Peter Merrill moved to close the Public Hearing. John Reid seconded and the Public Hearing was closed.

Peter Merrill moved to approve the application with one change to the Findings of Fact. John Reid seconded and the motion passed unanimously.

2. Application #19-02 by Ninety-Three South Main, LLC (owner) and Twin Pines Housing Trust and H.V Nonprofit, Inc. (applicants) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a multi-family dwelling, lot 22-0087-000, 1965 Hartford Avenue, Wilder, in a R-1 zoning district. (Continued from January 21, 2019.)

Andrew Winter, Kevin Worden, Bob Haynes, Nate Sterns and Buff McLaughry were present.

Andrew Winter introduced himself and gave the Commission an overview of the past history of the lot and noted that it is a Brownfield. He reviewed completed and planned remediation.

Bob Haynes of Green Mountain Economic Development Corporation explained to the Commission that the site was a priority of the Corporation to get cleaned up and they would be coordinating efforts with the applicants.

Andrew Winter submitted and read an email from Angela Emerson of LE Environmental.

Peter Merrill asked where the contaminated soils would go. Andrew Winter explained that they would go to the Northeast Kingdom or West Lebanon, NH landfill.

Kevin Worden commented that contamination is very common in downtowns.

Kevin Worden gave an overview of the existing conditions and proposed development.

Jacques Harlow asked if contaminated material could flow onto neighbors' properties today. Kevin Worden stated that this was not his area of expertise and remarked that it might be possible.

Kevin Worden reviewed the proposed stormwater design, pedestrian access and lighting.

The project architect Gregg Gossens reviewed the design of the building and proposed landscaping.

Peter Merrill asked for confirmation that there was room for a sidewalk in front of the

proposed trees along Hartford Avenue. Kevin Worden confirmed there was room.

It was noted that the applicants would coordinate the replacement of the fence on the north side of the lot with abutter Sarah Blum.

Toby Dayman suggested the applicant confirm that the placement of the proposed bike rack would not result in bikes interfering with the walkway.

Jacques Harlow expressed concern with the applicants' plans to remediate the site and the fact that it had not yet been completed. Buff McLaughry gave an overview of the remediation that had been completed and the history of the use of the lot that lead to the property being contaminated.

Bruce Riddle noted that the Commission does not have any authority to review or approve the remediation plan. He thanked the applicants for their commitment to clean up the site.

Bruce Riddle asked if vegetable gardens would be allowed. Andrew Winter stated that they have provided raised bed gardens in other projects.

Bruce Riddle asked if there was any public comment.

Cynthia Monroe introduced herself and thanked the Commission for the opportunity to speak. She asked about how the density calculation worked. It was noted that section 260-18 of the Zoning Regulations provides that the number of possible dwelling units is determined by dividing the lot size by the area requirement for the zoning district and rounding to the nearest whole number.

Cynthia Monroe expressed concern with drainage from storm events and snow melt and the appropriateness of designing the stormwater system to the 25 year storm event.

Kevin Worden reviewed the details of the stormwater design. He acknowledged that systems have been designed for the 25 year storm event since the 1960's and that new data suggests designing for smaller stronger storms. He concluded by stating that regardless the system would function and water from half of the site would still be treated and sent to Hartford Avenue.

Cathy Melocik stated that she was looking forward to the site being remediated and she would be following up with the State.

Peter Merrill moved to close the Public Hearing. John Reid seconded and the Public Hearing was closed.

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

Peter Merrill moved to approve the application with the noted changes. John Reid

4. 02-26-19

seconded and the motion passed 6-0-1 with Jacques Harlow opposed.

Adjournment

At 7:45 p.m. Peter Merrill moved to close the Hearing. John Reid seconded, and the Hearing was adjourned.

Respectively Submitted,

Peter Merrill, Clerk