

**DRAFT  
Minutes  
Planning Commission  
January 21, 2019**

**Present:** Bruce Riddle, Peter Merrill, Toby Dayman, John Reid, Dave Sherman and Jo-Ann Ells, Zoning Administrator

**Absent:** Robin Adair Logan, Jacques Harlow and Kim Souza, Selectboard Liaison

**Administrative Matters**

1. Minutes

Peter Merrill moved to approve the minutes of December 17, 2018. John Reid seconded and the motion passed unanimously.

2. Projects Receiving Administrative Approval

Bruce Riddle noted that Administrative Approval had been granted for The Village at White River Junction.

3. Availability for the next Public Hearing

All Commissioners anticipated being available for the next Hearing scheduled for Tuesday, February, 26, 2019.

4. Public Comment

None

**Public Hearing**

1. Application #19-01 by CRE JV Mixed Five VT Branch Holdings, LLC and the Town of Hartford (owners/applicants) for approval of a one-step subdivision for a lot line adjustment between lots 43-0121-001 and 46-0002-000, corner of Maple Street and Pine Street, White River Junction, in a CB-2 zoning district.

Christopher Blanchard was present.

Jo-Ann Ells gave a description of the application.

There were no comments or questions from the Commission or the public.

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

2. 01-21-19

Peter Merrill moved to approve the application. 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.

It was noted that the applicants had requested that the application be continued to the Commission's next Public Hearing.

Peter Merrill moved to continue the application to February 26, 2019. John Reid seconded and the motion passed unanimously.

3. Application #19-03 by H.V Nonprofit Inc. (owner) and Twin Pines Housing Trust (applicant) for an amendment to an approved Planned Development to increase the number of dwelling units in phase two from 15 to 17, lot 45-0246-001, Wentworth Way, White River Junction.

Dave Sherman recused himself from applications #19-03 and #19-04 because he is an Interested Party.

Samantha Dunn, Andrew Winter, Kristine McDevitt, Kevin Worden, and Gregg Gossens were present.

Jo-Ann Ells gave an overview of the application.

Kevin Worden and Gregg Gossens explained where the units would be located in the building.

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. John Reid seconded and the motion passed unanimously.

4. Application #19-04 by H.V Nonprofit Inc. (owner) and Twin Pines Housing Trust (applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a multi-family dwelling, lot 45-0246-001, Wentworth Way, White River Junction, in an approved Planned Development.

Samantha Dunn, Andrew Winter, Kristine McDevitt, Kevin Worden, and Gregg Gossens were present.

3. 01-21-19

Kevin Worden gave an overview of the civil plans.

Gregg Gossens gave an overview of the architectural plans.

Bruce Riddle asked where the deferred parking spaces would be located. Kevin Worden stated that they would replace the community garden.

John Reid asked what would happen if a resident came home and all of the parking spaces were full.

Kevin Worden commented that Twin Pines Housing Trust has a lot of experience with this type of housing and supports the reduced parking. Samantha Dunn added that residents will be assigned a parking space. Andrew Winter noted that spaces will be designated with signage.

Bruce Riddle noted that vehicles will be backing out into the access drive.

Andrew Winter stated that snow will be removed from the development as needed.

Toby Dayman pointed out that a light was needed over the entrance to the common area.

Toby Dayman asked that the trees along the access drive be changed to Columnar so they do not interfere with the lights.

Toby Dayman noted that the pole light and tree near the intersection of Sykes Mountain Avenue and Wentworth Way may pose a conflict. Kevin Worden stated that the light would be moved on site.

Toby Dayman questioned if the proposed hydrant and adjacent tree posed a conflict. Kevin Worden stated that he would review their placement.

John Reid asked about the parking chart on page #3 of the Finding of Fact. It was noted that several of the numbers in the chart needed to be corrected.

John Reid stated that he was concerned with vehicles backing out onto the access road. He commended that he was supporting the request to defer parking spaces and based on Twin Pines Housing Trust's experience with other projects.

It was agreed that conduit for electric vehicle charging station would be installed during construction and the station would be installed when the applicants had funding.

Peter Merrill noted that there was green space for a play area behind the building and asked how it would be accessed. Andrew Winter noted that the common area opens to it.

There was no public comment.

4. 01-21-19

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 seconded and the motion passed unanimously.

**Adjournment**

At 7:25 p.m. Peter Merrill moved to close the Hearing. Toby Dayman seconded, and the Hearing was adjourned.

Respectively Submitted,

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Peter Merrill, Clerk