

**Approved  
Minutes  
Planning Commission  
April 23, 2018**

**Present:** Bruce Riddle, John Reid, Peter Merrill, Quinn Colgan, Toby Dayman, Robin Adair Logan, Kim Souza, Selectboard Liaison, and Jo-Ann Ells, Zoning Administrator

**Absent:** Jacques Harlow

**Administrative Matters**

1. Minutes

Peter Merrill moved to approve the minutes of February 12, 2018. John Reid seconded and the motion passed unanimously.

2. Administrative Approval

Bruce Riddle reviewed the following projects that were approved administratively:

Angry Goat Pepper Co.- expand retail space  
Fisher Auto Holiday Drive- warehouse and retail  
Yoga studio to apartment- Freight House  
Stand up bar on porch of Big Fatty's

3. Availability for the next Public Hearing

All Commissioners anticipated being available for the hearing in May.

4. Public Comment

None

5. Elect Officers

John Reid moved to re-elect the current officers; Bruce Riddle, Chair, John Reid, Vice-Chair and Peter Merrill, Clerk. Quinn Colgan seconded, and the motion passed unanimously.

**Public Hearing**

Bruce Riddle opened the Public Hearing, introduced the Commissioners and Zoning Administrator, asked that anyone who intended to speak to sign in, explained the interested party rule, and administered the oath.

1. Application #18-02 by Execusuite, LLC (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a restaurant (formerly the Polka Dot), lot 45-0124-000, 7 North Main Street, White River Junction, in the CB zoning district.

2. 04-23-18

Tim Sidore was present to represent the applicant.

Jo-Ann Ells reviewed the draft Findings of Fact.

Tim Sidore stated that it was the developer's goal to re-open the restaurant and they are searching for a tenant. He added that historic preservation is their intent as it has been with several other projects.

Jo-Ann Ells noted that a permit was never issued for the property making it a legal non-conforming use which was lost when the restaurant closed for an extended period of time. Given this, Site Plan Approval is needed to re-open.

Tim Sidore noted that the building is on railroad property and a lease has been secured with the railroad.

Jo-Ann Ells noted that the project is in the downtown parking district.

It was noted that the proposed dumpster would be screened.

Toby Dayman asked about exterior lighting. Tim Sidore stated that the bulb in the existing entry fixture would be upgraded.

Responding to a comment regarding allowing the business to operate 24/7 next to a mixed use building, Tim Sidore stated that he was used to operating mixed use buildings and would coach the tenant on how to manage it.

Kim Souza asked if any other uses could be permitted in the structure. Jo-Ann Ells noted that a permit amendment would be needed.

Peter Merrill moved to close the Public Hearing. Quinn Colgan seconded, and the Public Hearing was closed.

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

Quinn Colgan moved to approve the application with the noted changes. Peter Merrill seconded, and the motion passed unanimously.

Adjournment

At 6:58 PM John Reid moved to close the Hearing. Peter Merrill seconded, and the Hearing was adjourned.

Respectively Submitted,

---

Peter Merrill, Clerk