

**Approved Minutes
Hartford Planning Commission
May 26, 2020**

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

Present: Bruce Riddle, John Reid, Toby Dayman, Dillon Bianchi, Robin Adair Logan, Dennis Brown, and Jo-Ann Ells, Zoning Administrator

Absent: Dave Sherman and Kim Souza, Selectboard Liaison

Administrative Matters

Bruce Riddle read a script as required to hold a remote Public Hearing.

1. River Roost Addition

Mark Babson, Erica Ko, John Vansant, and Jon Criswell were present.

Erica Ko explained that Mark Babson wanted to expand his business to include indoor and outdoor seating. Preliminary elevations and a brief description of the project were provided to the Commission.

The Commission was generally in favor of the project itself but was concerned with the demand it would place on municipal parking. Toby Dayman suggested talking to the Town Planner about his recent parking surveys. It was noted that expansion of the municipal lot was on hold for now.

Jo-Ann Ells stated that she would talk to Matt Osborn about his parking surveys.

Robin Adair pointed out that the Commission had recently reduced the parking requirement for a mixed-use building.

Erica Ko noted that many patrons would likely be visiting other businesses in the downtown.

Jo-Ann Ells stated that she would find out the status of the expansion of the municipal parking lot.

Public Hearing

Bruce Riddle read a script as required to hold a remote Public Hearing and took a roll call.

2. 05-26-20

Bruce Riddle opened the Hearing and administered the oath.

1. Application #20-04 by For Eyes, 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.

Rodney McPhee and Tavian Mayor were present.

Jo-Ann Ells reviewed the application.

Rodney McPhee noted he read the draft Findings of Fact and did not have any questions.

There were no questions from the Commission or the public.

Bruce Riddle moved to close the Public Hearing. John Reid seconded, and the Public Hearing was closed.

John Reid moved to approve the application. Robin Adair Logan seconded, and the motion passed unanimously.

2. Application #20-06 by Quechee Gorge Friendship Inn, Inc. (owner/applicant) for an amendment to an approved Planned Development Master Plan, lots 13-0033-000 and 13-0034-000, Woodstock Road, Quechee.

Roger Shepard and Brad Ruderman were present.

Jo-Ann Ells reviewed the project.

There were no questions from the Commission or the public.

Bruce Riddle moved to close the Public Hearing. John Reid seconded, and the Public Hearing was closed.

John Reid moved to approve the application. Robin Adair Logan seconded, and the motion passed unanimously.

3. Application #20-07 by Quechee Gorge Friendship Inn, Inc. (owner/applicant) for approval of a one-step subdivision for a lot line adjustment between lots 13-0033-000 and 13-0034-000, Woodstock Road, Quechee, in an approved Planned Development.

Roger Shepard and Brad Ruderman were present.

Jo-Ann Ells reviewed the project.

3. 05-26-20

There was a brief discussion about access to the lots. Roger Shepard noted that changes that were approved in the past solved problems with internal circulation and speeding.

There was a brief discussion about a well and leach field.
It was agreed that the right-of-way to the south of the restaurant should be shifted to clear the parking spaces.

There were no questions from the public.

Bruce Riddle moved to close the Public Hearing. John Reid seconded, and the Public Hearing was closed.

John Reid moved to approve the application with the noted change. Robin Adair Logan seconded, and the motion passed unanimously.

4. Application #20-08 by Pauline Foley Revocable Trust and Leon and Doris Jacobs (owners/applicants) for approval of a one-step subdivision for a lot line adjustment between lots 45-0253-000 and 45-0251-000, 698 and 718 Sykes Mountain Avenue, White River Junction, in an R-1 zoning district.

Pat Flanagan and Jamie Theriault were present.

Jo-Ann Ells reviewed the project.

There was a discussion about the requested waivers. Ultimately, the Commission was comfortable granting them (See Findings of Fact #9).

Toby Dayman noted a typo in the Findings of Fact.

There were no questions from the public.

Bruce Riddle moved to close the Public Hearing. John Reid seconded, and the Public Hearing was closed.

Robin Adair Logan moved to approve the application with the noted changes. John Reid seconded, and the motion passed unanimously.

Administrative Matters Continued

1. Norwich Technologies, preferred sites

The Commission paused to read the materials provided by Norwich Technologies.

Martha Stakus of Norwich Technologies (NT) and Geoff Martin were present.

4. 05-26-20

Geoff Martin explained that NT is looking for the Town and Regional Planning Commission to write a joint letter of support for two locations for solar arrays to be designated as “Preferred Locations.” He reviewed what the criteria is for “Preferred Locations” and noted that planning staff has reviewed and supports the locations. He noted that NT will need to talk to the Selectboard.

Martha Stakus reviewed the State requirements including setbacks, reviewed a sample letter of support and explained that the Town would still have the opportunity to comment on the applications when they are filed with the State.

Geoff Martin explained how the sites fit with the recommendation of the Energy Chapter of the Town Plan.

Dennis Brown asked if the applications would need Site Plan Approval. Martha Stakus stated that while Site Plan Approval is not required, the Planning Commission can participate as an interested party.

There was a discussion about the potential for the sites to be visible from different vantage points in town.

Toby Dayman stated that he needed more time to review the materials before deciding.

John Reid made a motion to have Bruce Riddle sign a letter of support as requested. Robin Adair Logan seconded, and the motion passed 5-1 with Toby Dayman opposed.

2. Elect Officers

Robin Adair Logan moved to keep the current officer as follows; Bruce Riddle, Chair, John Reid, Vice Chair and Toby Dayman, Clerk. Dennis Brown seconded, and the motion passed unanimously.

3. Minutes

John Reid moved to approve the minutes of February 10, 2020. Dillon Bianchi seconded, and the motion passed 4-2 with Robin Adair Logan and Dennis Brown abstaining.

4. Administrative Permits

Bruce Riddle explained that he had approved the application by Collision Works to be done administratively.

5. Availability for the next Public Hearing (June 29)

All Commissioners anticipated being available for the June 29th Hearing.

6. Public comment

5. 05-26-20

Bruce Riddle noted that he had recently approved outdoor seating for two restaurants in the downtown.

Adjournment

At 7:45 p.m. Robin Adair Logan moved to close the Hearing. John Reid seconded, and the Hearing was adjourned.

Respectively Submitted,

Toby Dayman, Clerk