

1. 06-10-19

**Approved
Minutes
Hartford Planning Commission
June 10, 2019**

Present: John Reid, Robin Adair Logan, Toby Dayman, Dave Sherman, Kim Souza, Selectboard Liaison and Jo-Ann Ells, Zoning Administrator

Absent: Bruce Riddle

Administrative Matters

Redevelopment of 132 South Main Street

Mike Davidson, Tim Sidore, Jim Wasser and Doug Sonsalla' were present.

Jim Wasser gave an overview of the project which is a 5 story, 43,641 gross sq. ft. mixed use building on a vacant lot known as 132 South Main Street in downtown White River Junction.

The Concerns Planning Commission told the applicant that parking needs to be looked at closely including any request for a reduction based on use by Northern Stage.

Public Hearing

John Reid opened the Public Hearing, introduced the Commission, explained the Hearing process and administered the oath.

1. Application #19-09 by Daniel and Denise Bloom and Michael Pallmerine (owners/applicants) for approval of lot line adjustments between lots 08-0023-002, 08-0023-003, and 08-0023-004, Mason Road, West Hartford, in a RL-10 zoning district.

Dan Bloom was present.

Jo-Ann Ells reviewed the draft Findings of Fact.

Dave Sherman asked for confirmation that lots #2 and #3 were grandfathered. Jo-Ann Ells confirmed their grandfathered status.

John Reid noted a typo in finding #5.

There was no public comment.

Robin Adair Logan moved to close the Public Hearing. Dave Sherman seconded and the Public Hearing was closed.

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Robin Adair Logan moved to approve the application with the noted correction. Dave Sherman seconded and the motion passed.

2. Application #19-10 by Phil and Elizabeth Edson (owners) and Aimee Goodwin (applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for an Adoption/Education/Volunteer Center for the Student Rescue Project, lot 45-0121-000, 53 North Main Street, White River Junction, in the CB zoning district.

Elizabeth Edson and Aimee Goodwin were present.

Jo-Ann Ells noted two changes the Zoning Board of Adjustment made to the project and suggested the Planning Commission include the changes in their decision.

Aimee Goodwin gave an overview of the project.

There was discussion about access to the building and the location of the apartments in the building. It was agreed that both locations should be clarified on the site plan.

Aimee Goodwin explained that there would be a maximum of five people working/volunteering at the center during normal hours and up to 12 for an event.

Aimee Goodwin noted that there would be two designated parking spaces on the lot.

There was no public comment.

Robin Adair Logan moved to close the Public Hearing. Dave Sherman seconded and the Public Hearing was closed.

Robin Adair Logan moved to approve the application with the noted changes. Dave Sherman seconded and the motion passed.

3. Application #19-11 by the Hartford School District (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for an addition to the Wilder School, lot 22-0133-000, 160 Norwich Avenue, Wilder, in an R-1 zoning district.

Tom Debalsi and Brian Lane-Karnas were present.

Brian Lane-Karnas gave an overview of the project. He noted the landscaping was updated to show the size and spacing of the arborvitae and two birch trees.

Brian Lane-Karnas explained that the electric service would be brought to the site underground from a new telephone pole.

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Tom Debalsi explained that there would be two regional programs at the school for a total of approximately 50 students and 38 staff members.

Toby Dayman asked about the design/use of the proposed sheds. Brian Lane-Karnas stated that the sheds would be one story and would be used to house playground equipment.

Toby Dayman asked about the new fence. Brian Lane-Karnas stated that it would be in the approximate location of the existing fence. It was noted that the fence on the west side of the lot would have privacy slats.

Toby Dayman asked if the condenser and dumpster would be screened. Brian Lane-Karnas confirmed that they would.

The Commission reviewed the photometric plan.

Robin Adair Logan commented that she was pleased with the planned renovations to the exterior of the building and adherence to the Secretary of the Interior Guidelines for renovation of historic structures,

Dave Sherman asked the applicant to review the entrances to the school.

John Reid asked for confirmation that the bus lane would also be used by standard vehicles to drop off students. Brian Lane-Karnas confirmed and noted that the school would schedule drop-off times of to minimize conflict between buses and standard vehicles.

John Reid suggested two corrections to the draft Findings of Fact.

John Reid asked if there was public comment.

Len Brown submitted a letter to the Commission and suggested the location of the parking lot and playground be swapped to move the parking lot away from the residences and that the sheds be moved closer to the building for better security. He added that the existing pine trees in the front of the lot needed to be removed or better maintained.

Marilyn Albrecht expressed concern with light from vehicles in the parking lot and added buses on Locust Street. She suggested that the location of the parking lot and playground be swapped as suggested by Len Brown and that a play structure be provided.

Brian Lane-Karnas commented that a play structure was proposed and stated that the goal of the design of the project was to keep as much green space as possible.

Tom Debalsi noted that the parking lot is rarely used after dark as staff is typically out of the building starting at 3PM and everyone is gone by 4:30PM-5PM.

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George Albrecht asked about power. Brian Lane-Karnas stated that a new pole would be installed and power would be buried.

George Albrecht questioned the number of parking spaces. Brian Lane-Karnas stated that the new program at the school for autistic students is very staff intensive.

Robin Adair Logan moved to close the Public Hearing. Toby Dayman seconded and the Public Hearing was closed.

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

Robin Adair Logan moved to approve the application with the noted changes. Dave Sherman seconded and the motion passed.

4. Application #19-12 by Greg Castell (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a self-storage facility, lot 14-0057-000, Kline Drive, White River Junction, in a HC zoning district.

Greg Castell and Amanda Raab were present.

Amanda Raab gave an overview of the project.

Greg Castell commented that the project was similar to the one recently permitted on Route 14.

John Reid asked about the width of the pavement between the buildings. Amanda Raab stated that it was 30' and provided an adequate turning radius for emergency vehicles.

There was a brief discussion about the proposed outdoor storage.

Amanda Raab reviewed the design of the stormwater system.

Amanda Raab explained that a bathroom was not required by the state given the limited use of the office space.

Dave Sherman asked about the flushing hydrant. Amanda Raab stated that it was being installed at the request of the DPW in order for them to be able to flush a potable water line. She added that it will not be painted red.

John Reid asked about the wetland buffer. Amanda Raab noted that it was a 50' setback established by the State Wetland Biologist.

John Reid questioned the lack of a parking space for a visitor. It was agreed that the plans needed to be amended to include a parking space for a visitor.

5. 06-10-19

Robin Adair Logan moved to close the Public Hearing. Dave Sherman seconded and the Public Hearing was closed.

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

Robin Adair Logan moved to approve the application with the noted change. Dave Sherman seconded and the motion passed.

Administrative Matters Continued

1. Minutes

Robin Adair Logan moved to approve the minutes of May 6, 2019. Dave Sherman seconded and the motion passed.

2. Projects receiving Administrative Approval

None

3. Availability for the next Public Hearing

Robin Adair Logan let the Commission know that she was not available for the July Hearing.

4. Public comment

None

Adjournment

At 8:45 p.m. Robin Adair Logan moved to close the Hearing. Toby Dayman seconded and the Hearing was adjourned.

Respectively Submitted,

Toby Dayman, Clerk