

**Approved  
Minutes  
Planning Commission  
September 17, 2018**

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

**Absent:** Bruce Riddle, Jacques Harlow and Kim Souza, Selectboard Liaison,

**Administrative Matters**

1. Minutes of August 6, 2018

Toby Dayman moved to approve the minutes of August 6, 2018. Peter Merrill seconded and the motion passed unanimously.

2. Projects Receiving Administrative Approval

Jo-Ann Ells reviewed two projects that had been approved administratively; a Public Art display at Revolution and the conversion of the Wilder Motel to a multi-family dwelling.

3. Availability for the next Public Hearing (October 15<sup>th</sup>)

John Reid let the Commission know he was not available for the Public Hearing in October.

4. Public Comment

There was no public comment. The administrative part of the meeting was closed.

**Public Hearing**

At 6:30pm, John Reid opened the Public Hearing, introduced the Zoning Administrator and Commissioners, asked that anyone who intended to speak to sign the attendance sheet, explained the interested party rule, and administered the oath.

1. Application #18-11 by S&S Properties LLC and the Vermont Agency of Transportation (owners) and Tom and Linn Singleton (applicants) for approval of a one-step subdivision for a lot line adjustment between lots 12-0090-000 and Route 4 right-of-way, 6962 Woodstock Road, Quechee, in a HC zoning district.

Skip Nalette was present.

Jo-Ann Ells reviewed the draft Findings of Fact.

Skip Nalette noted that the application would allow excess land from the State right-of-way to be used by the retail establishment.

2. 09-17-18

Toby Dayman asked if the State was agreeable to the application. Skip Nalette noted they were a co-applicant.

There was no public comment.

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

Peter Merrill moved to approve the application as presented. Robin Adair Logan seconded and the motion passed unanimously.

2. Application #18-12 by Patricia Ann Johnson (owner/applicant) for approval of a one-step subdivision for a lot line adjustment between lots 32-0066-000 and 32-0067-000, 583 Woodstock Road and 274 Mill Road, White River Junction, in an IC zoning district.

Patricia Johnson, John Johnson and Ethan Gilmour were present.

Jo-Ann Ells reviewed the draft Findings of Fact.

Ethan Gilmour offered to answer questions.

Toby Dayman asked about access. Jo-Ann Ells stated that there were no changes to the existing accesses.

It was agreed that an inset map showing the approximate boundary lines of both lots should be shown on the Mylar.

John Reid noted that there was typographical error in the Decision section of the Findings of Fact.

There was no public comment.

Peter Merrill moved to close the Public Hearing. Robin Adair Logan seconded and the Public Hearing was closed.

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

Peter Merrill moved to approve the application with the noted changes. Robin Adair Logan seconded and the motion passed unanimously.

### **Adjournment**

At 6:45 PM Peter Merrill moved to close the Hearing. Robin Adair Logan seconded, and the Hearing was adjourned.

Respectively Submitted,

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Peter Merrill, Clerk