

**DRAFT
Minutes
Hartford Planning Commission
October 28, 2019**

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

Absent: Kim Souza, Selectboard Liaison

Administrative Matters

1. Net Zero Pilot Program

Geoff Martin, Hartford Energy Coordinator, and Eric Krauss and Lynn Bohi, Hartford Energy Commission, were present.

Geoff Martin reviewed the importance of energy conservation and reminded the Commission of the goal that all new construction be net zero by 2030 as outlined in the Town Plan.

Geoff Martin reviewed the definition of net zero and net zero ready. He explained that Planning and Development staff and members of the energy commission were working on setting up a voluntary pilot program for new construction, additions and deep retrofits. He noted that a stakeholders meeting including builders, architects and developers is scheduled in November.

The Commission was generally in support of a voluntary pilot program. Questions and concerns regarding cost and incentives were discussed.

Public Hearing

Bruce Riddle opened the Hearing and administered the oath.

1. Application #19-18 by Singleton's Quechee, Inc. 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 lot 12-0090-000 and Route 4 right-of-way, 6962 Woodstock Road, Quechee, in a HC zoning district.

Skip Nalette was present.

Skip Nalette gave an overview of the application. Jo-Ann Ells noted that the Commission had approved the application in September of 2018, but the applicants did not finalize the approval and therefore re-approval was needed.

There were no questions from the Commission.

John Reid moved to close the Public Hearing. Robin Adair Logan seconded and the Public Hearing was closed.

2. 10-28-19

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

Administrative Matters Continued

1. Discuss height of deer fences

Bruce Riddle expressed concern that the limit on the height of fences in the Zoning Regulations is not adequate for deer fences and requested that the height be increased the next time the zoning regulations are updated.

2. TRORC Regional Plan Update

Bruce Riddle gave an update on the TRORC Regional Plan.

3. Minutes

Tabled

4. Zoning Administrator Nomination

John Reid moved to nominate Jo-Ann Ells for another 3 year term as Zoning Administrator. Bruce Riddle seconded and the motion passed unanimously.

5. Projects receiving Administrative Approval

Jo-Ann Ells noted that minor landscape changes were approved for Landmark Property Maintenance on Route 14 in West Hartford.

6. Availability for the next Public Hearing (December 2nd)

All Commissioners anticipated being available for the December hearing.

7. Public comment

None

Adjournment

At 6:50 p.m. John Reid moved to close the Hearing. Robin Adair Logan seconded and the Hearing was adjourned.

Respectively Submitted,

Toby Dayman, Clerk