

**APPROVED**  
**Planning Commission**  
**May 2, 2016**

**Present:** Bruce Riddle, Peter Merrill, Robin Adair Logan, Toby Dayman, Quinn Colgan, Mike Morris, Selectboard Liaison and Jo-Ann Ells, Zoning Administrative Officer

**Absent:** John Reid

**Administrative Matters**

1. Review Minutes of March 28, 2016

Peter Merrill moved to approve the minutes of March 28, 2016. Quinn Colgan seconded and the motion passed unanimously.

2. Projects Receiving Administrative Approval

Bruce Riddle reviewed the following projects which were approved administratively:

DEW Phase 2, Prospect Street reduced size of building  
Beswick Drive, Remodel office/retail space  
Big Fatty's, Crowler room  
Riverbank Church, outdoor fireplace/patio  
Hartford Ave, convert law office to contractor's office/shop  
VINS, new exhibit

3. Discuss availability for the next Public Hearing

All Commissioners anticipated being available for the next Public Hearing scheduled for June 6, 2015.

**Public Hearing**

After Bruce Riddle opened the Public Hearing, he introduced the Commission and Zoning Administrator, explained the hearing process and Interested Party Rule. He then administered the oath.

1. Application #16-07 by Margaret W. Izzo Family Trust (owner) and David Izzo (applicant) for approval of a subdivision involving lot line adjustments between lots 12-0122-000 and 12-0122-001, 6751 Woodstock Road and 128 Izzo Place, Quechee, in HC, RL-1 zoning district and Rural Lands overlay district.

Chris Holzwarth was present on behalf of the applicants.

Jo-Ann Ells reviewed the draft Findings of Fact. She noted that lot 12-0122-000 is in two zoning districts, HC and RL-1, and that the Zoning Regulations state:

“Where a district boundary divides a lot of record at the time such line is adopted, the regulations for the less restricted part of such lot shall extend 30 feet into the more restricted part, provided the lot has frontage on a street in the less restricted district. In Rural Lands Districts, this distance shall be 100 feet.”

Jo-Ann Ells told the Commission that the applicants and staff were not in agreement regarding the application of this section of the regulations as outlined in her memo dated April 20, 2016 and asked for the Commission to review the matter.

After deliberation, the Commission agreed that the applicants currently benefit from this section of the regulation. They are entitled to continue following the HC zoning regulations beyond the HC district boundary line, because lot 12-0122-000 was a lot of record at the time the boundary was adopted and a mere lot line adjustment does not alter the status with regard to section 260-22, paragraph C of the Zoning Regulations.

Furthermore, the Commission agreed that the 100' distance referenced in this section shall not apply to this application, because it would be inappropriate to extend the regulations for a non-rural lands district 100' into a rural land district.

All agreed that the waivers as outlined in the draft Findings of Fact were justified.

There was no public comment.

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

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

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

2. Application #16-08 by Group Five Investments (owner) and NGP Management (applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a restaurant, lot 14-0014-000, 352 North Hartland Road, White River Junction, in an I-C2 zoning district.

Skip Nalette was present on behalf of the applicant.

Jo-Ann Ells noted that the application was approved in March of 2015, but not finalized with a zoning permit.

Skip reviewed changes to access since the 2015 approval.

There was a brief discussion about the need to re-locate a right-of-way held by an abutter.

3. 05-02-16

Toby Dayman asked about access to the dumpster by a trash hauler. Skip Nalette stated that they would use the drive thru lane during off hours.

Toby Dayman stated that the proposed Zone 5 plants were not reliable plants for the area and asked that they be replaced with appropriate plantings.

There was a brief discussion about the proposed surface of the flat roof. Skip Nalette stated that he did not know what the flat roof would be surfaced with. He noted there would be a gutter system.

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

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

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

3. Application #16-05 by Wayne Punt (owner) and Vermont Illustrating, LLC (applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a Light Manufacturing Facility, lot 08-0150-000, Stagecoach Road, Quechee, in the QII zoning district.

Skip Nalette, Chris Goodwin and Steve Usle were present.

Bruce Riddle explained that the applicants were before the Commission to get feedback on a number of questions and that a decision would not be made, but the application continued to the next hearing. He noted that the questions were outlined in a memo from Jo-Ann Ells.

Skip Nalette gave an overview of the lot, wetlands, building and access.

It was noted that the applicant anticipates a maximum of five tractor trailer deliveries a month and two UPS trucks a day.

Bruce Riddle commented that he was not comfortable approving tractor trailers backing across Stagecoach Road to access the project.

Rich Menge noted that the proposed access did not meet the minimum distance from the intersection (100'). He added that he has spoken with VTrans and they are concerned with the circulation pattern as proposed. He added that he is concerned with the proposed truck turning movements.

Peter Merrill voiced concerned over the intersection noting he travels there almost daily and that traffic flow that he has observed would not match well with delivery trucks.

Steve Usle commented that the traffic on Stagecoach Road is low.

Cheryl Brush introduced herself and stated that she represents the owner and Moseley Associates.

Toby Dayman stated that the applicant needed to provide a turning movement plan for the proposed circulation pattern using Mosely Associate's driveway so the Commission could determine if it was possible. He added that he was nervous about this proposal.

Peter Merrill stated that a traffic study would be helpful. Toby Dayman agreed.

Quinn Colgan stated that he would prefer not to see trucks backing across Stagecoach Road.

Rich Menge commented that he recommended that Stagecoach Road be widened to 10'-11' lanes.

Bruce Riddle stated that the Commission needs to understand truck turning movements in all directions at all intersections.

The Commission decided that:

1. The applicant should provide a traffic study with turning movements at all intersections in all directions.
2. The location of the driveway will be up to the DPW/Selectboard.
3. Any upgrade to the road will be deferred to the DPW.
4. If in staff's professional opinion the stormwater design and/or the retaining wall design requires a third party review at the applicant's expense, one will be required.
5. A photometric plan is needed.
6. Drainage calculations should be provided.
7. The plans should show that adequate travel lanes and parking spaces will exist.

Bruce Riddle moved to continue the application to the Commission's next regularly scheduled meeting of June 6, 2016. Quinn Colgan seconded and the motion passed unanimously.

### **Adjournment**

At 9:05 p.m. Peter Merrill moved to adjourn. Toby Dayman seconded the motion and the Hearing was adjourned.

Respectively Submitted,

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Peter Merrill, Clerk