

1. 07-11-16

**Approved
Planning Commission
July 11, 2016**

Present: John Reid, Peter Merrill, Toby Dayman, Jacques Harlow, and Jo-Ann Ells,
Zoning Administrative Officer

Absent: Bruce Riddle, Robin Adair Logan, Quinn Colgan and Mike Morris, Selectboard
Liaison

Administrative Matters

1. Minutes

Peter Merrill moved to approve the minutes of June 6, 2016 with one correction. Jacques Harlow seconded and the motion passed unanimously.

Peter Merrill moved to approve the minutes of June 20, 2016. Toby Dayman seconded and the motion passed unanimously.

2. Administrative Approval

Jo-Ann Ells stated that an administrative permit had been issued for the addition of two cabins at the Pine Valley Campground.

3. Open Space and Landscaping

This item was tabled.

4. Application Process

This item was tabled.

5. Availability for the next Public Hearing

Jo-Ann Ells stated that there were no new applications submitted. Therefore, the Public Hearing scheduled for August 8th was cancelled.

John Reid noted that he might not be available for the September 12th hearing.

6. Public Comment

None

Public Hearing

After John Reid opened the Public Hearing, he introduced the Commission and Zoning Administrator, and explained the hearing process. He then administered the oath.

1. 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. (Continued from June 6, 2016)

Jo-Ann Ells noted that the applicant had requested that the application be continued to the next hearing.

Peter Merrill moved to continue the application to September 12, 2016. Toby Dayman seconded the motion and the motion passed unanimously.

2. Application #16-14 by Nott Investment Company, LLC (owner/applicant) for approval of a subdivision involving a lot line adjustment between lots 08-0021-000 and 08-0021-002, 2591 and 2593 Route 14, Hartford, in I-C and RL-10 Zoning Districts.

Raymond Nott and Chris Holzwarth were present.

Jo-Ann Ells reviewed the draft Findings of Fact.

There was a brief discussion about the exhibits and request for waivers.

Peter Merrill asked if the owner of lot 08-0021-001 had an easement to use a portion of the applicant's land noting the site plan implied use. Chris Holzwarth stated that there was no easement. Toby Dayman noted that it looked like the abutter might be using the applicant's land for storage.

John Reid asked what a "class 3" lot was. Jo-Ann Ells stated that it referred to a lot with on-site water and wastewater.

John Reid noted a typographical error in Finding of Fact #15.

Toby Dayman noted that one of the boundary lines on the site plan did not match the survey and needed to be amended.

There was no public comment.

Peter Merrill moved to close the Public Hearing. Jacques Harlow seconded and the Public Hearing was closed.

Peter Merrill moved to approve the application with the noted changes. Jacques Harlow seconded and the motion passed unanimously.

3. Application #16-15 by Nott Investment Company, LLC (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a Contractor's Shop and Yard, lot 08-0021-000, 2591 Route 14, West Hartford, in I-C and RL-10 Zoning Districts.

Raymond Nott and Chris Holzwarth were present.

Chris Holzwarth reviewed the existing conditions. Jacques Harlow questioned if there was contamination from the junkyard. Chris Holzwarth explained that the applicant was in the process of decommissioning the junkyard and was working with the State and two environmental companies on clean up and testing.

Chris Holzwarth reviewed the proposed project including demolition, buildings, access, circulation, parking, landscaping, lighting, stormwater and wastewater.

John Reid asked about the surface of the proposed parking areas. Chris Holzwarth stated that they would be gravel.

John Reid asked why the applicant was not proposing lights for the parking areas. Chris Holzwarth stated that the business was busiest in the summer months when it stays light later.

Peter Merrill asked Chris Holzwarth to review the design of the salt shed. Chris Holzwarth reviewed how the shed would be constructed and noted that the design was to prevent contamination.

Toby Dayman asked about the occupancy of the dwelling on lot 08-0021-002. Chris Holzwarth stated that it is an employee of the business.

Toby Dayman asked about the height of the main building. Raymond Nott stated that it was 25' to the ridge.

Toby Dayman asked if there would be lighting under the overhang. Chris Holzwarth stated that lights would be installed under the overhang.

It was noted that the site would be raised to allow for the stormwater system and protect against future flood events.

There was a brief discussion about the location of the dumpster and screening.

Toby Dayman asked if salt would be used on the parking area in the winter. Chris Holzwarth stated that if it is used on site, it would only be used on the asphalt.

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Jacques Harlow noted two typographical errors.

Toby Dayman suggested that the applicant add several white pines to provide additional screening.

There was no public comment.

Peter Merrill moved to close the Public Hearing. Jacques Harlow seconded and the Public Hearing was closed.

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

Peter Merrill moved to approve the application with the noted changes. Jacques Harlow seconded and the motion passed unanimously.

Adjournment

At 7:35 p.m. Peter Merrill moved to adjourn. Jacques Harlow seconded the motion and the Hearing was adjourned.

Respectively Submitted,

Peter Merrill, Clerk