

APPROVED
Planning Commission
April 3, 2017

Present: Bruce Riddle, Peter Merrill, John Reid, Robin Adair Logan, Toby Dayman, Quinn Colgan, Jacques Harlow, and Jo-Ann Ells, Zoning Administrative Officer

Absent: Mike Morris, Selectboard Liaison

Administrative Matters

1. Minutes

Jacques Harlow moved to approve the minutes of February 28, 2017. Peter Merrill seconded and the motion passed unanimously.

2. Elect Officers

Quinn Colgan moved to re-appoint Bruce Riddle as Chair. Peter Merrill seconded and the motion passed unanimously.

Bruce Riddle moved to re-appoint John Reid as Vice Chair. Quinn Colgan seconded and the motion passed unanimously.

John Reid moved to re-appoint Peter Merrill as Clerk. Bruce Riddle seconded and the motion passed unanimously.

3. Two Rivers Regional Planning Commission

Bruce Riddle gave an update of the recent Regional Planning Commission meeting.

4. Projects that received Administrative Approval

Bruce Riddle noted that since the last Public Hearing, one administrative permit was issued for an office at 221 Maple Street.

5. Availability for the next Public Hearing (May 8)

All Commissioners anticipated being available for the May hearing.

6. Public Comment

None

Public Hearing

2. 04-03-17

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

1. Application #17-04 by AMR Real Estate Holdings, LLC (owner/applicant) for approval of the merger of lots 14-0025-002 and 45-0261-000 into one lot, corner of Sykes Mountain Avenue and Bowling Lane, White River Junction, in an IC-2 Zoning District.

Skip Nalette and Nate Sterns were present to represent the applicant.

Jo-Ann Ells reviewed the application, noting several minor changes to the draft Findings of Fact.

Toby Dayman questioned note #3 on the plat regarding easements and rights-of-way. Skip Nalette explained that it was a standard note.

Steve Bachman expressed concern with noise from car deliveries. Bruce Riddle stated that this could be discussed during review of the next application.

There were no additional questions.

Peter Merrill moved to close the Public Hearing. Jo-Ann Ells seconded and the Public Hearing was closed.

Quinn Colgan moved to approve the application with the noted changes. John Reid seconded and the motion passed unanimously.

2. Application #17-05 by AMR Real Estate Holdings, LLC (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a Motor Vehicle Sales and Repair Facility, proposed lot 14-0025-002, corner of Sykes Mountain Avenue and Bowling Lane, White River Junction, in an IC-2 Zoning District.

Skip Nalette and Nate Sterns were present to represent the applicant.

Jo-Ann Ells distributed an amended memo regarding traffic dated March 28, 2017 and noted several changes to the draft Findings of Fact.

Skip Nalette noted that lot 14-0025-002 had recently been approved for Motor Vehicle Sales and Service. He gave an overview of the project including structures, accommodation for a town sidewalk on Sykes Mountain Avenue, access, turning movements, location for unloading car carriers and proposed changes in grade.

Nate Sterns noted that the application provides an opportunity for interconnectivity with the adjacent lot to the east. He added that the applicant has been in discussions with a potential developer of the adjacent lot, Key Auto Group, regarding a shared access. He

stated that if a shared access was worked out, the applicant would make an application for a permit amendment.

Jacques Harlow asked if Bowling Lane was proposed to be closed off. Skip Nalette stated that Bowling Lane is a private road owned by others that provides access to several other lots.

John Reid questioned what Skip Nalette meant by an access ramp in his project description. Skip Nalette explained that the access drive has a change in grade, similar to a ramp.

Quinn Colgan asked how the allocation for parking was determined. Skip Nalette stated it was based on the applicant's knowledge of the business from other facilities they own and operate.

It was noted that the final engineering plans for the retaining walls would be submitted before a zoning permit is issued.

Toby Dayman asked if customers would go to the inventory storage and detailing building. Skip Nalette stated that customers would not go to that building.

Toby Dayman asked about directional signage. Jo-Ann Ells suggested adding a condition to the Findings of Fact to include directional signage on the plans as needed.

Toby Dayman asked if Toyota planned to pave/improve Bowling Lane. Jo-Ann Ells stated that Toyota would pave/improve Bowling Lane if they move forward with construction of their recently approved reconditioning building.

Toby Dayman asked if a second dumpster was needed at the storage/detailing building. Skip Nalette stated that a permit would be obtained if it was deemed necessary.

Toby Dayman asked when cars are delivered. Skip Nalette stated that there is not a scheduled time. Nate Sterns stated that it would be very difficult to schedule deliveries.

Toby Dayman asked that "climbing vines" are added to the planting schedule on the landscaping plan.

Toby Dayman suggested the addition of trees along Bowling Lane. Skip Nalette stated that the open area along Bowling Lane is being used to convey stormwater.

Quinn Colgan asked Skip Nalette to review the stormwater improvements as outlined in Findings of Fact #43. After Skip Nalette's review, Quinn Colgan asked if the improvements took into account the future development of the abutting lot. Skip Nalette stated that it did not take into account any potential future development.

Quinn Colgan asked Skip Nalette to locate the grass treatment swales described in Findings of Fact #34. Skip Nalette pointed the grass treatments swales out on the site plan.

Quinn Colgan asked about the inspection of the grease and grit traps. Skip Nalette stated that maintenance would be dictated by the State.

Quinn Colgan asked what time to peak traffic hour is on Sykes Mountain Avenue. Erica Wygonik stated that it is between 4:30PM and 5:30PM.

John Reid questioned the adequacy of landscaping/screening along the front of the property. Skip Nalette stated that the applicant was proposing low plantings and rain gardens in this area. Abutter Steve Backman stated he was concerned with noise, not screening. Toby Dayman suggested additional plantings in this area. Skip Nalette commented that he felt the landscaping plans were adequate. Bruce Riddle added that only 15 parking spaces were proposed along the front of the lot.

Bruce Riddle stated that he wanted the applicant to install a stop sign at the Sykes Avenue curb cut.

Bruce Riddle asked that the Findings of Fact include a statement that the retaining walls will have an "aesthetic treatment."

Peter Merrill asked about the frequency of the delivery of vehicles/inventory. Skip Nalette stated that it is a function of the market.

Toby Dayman suggested restricting delivery hours. Nate Sterns stated that this would be very difficult given the truckers' schedules.

Bruce Riddle asked for public comment.

Steve Backman stated that he was concerned with noise created when vehicles are unloaded from car carriers. He added that he thought that the applicant should be able to schedule deliveries.

Steve Patterson introduced himself as counsel for Key Auto Group. He stated that:

1. He expects his client to be before the Commission in July.
2. His client generally supports the application.
3. As noted by Nate Sterns, discussions about a shared access are undergoing.
4. Constraints on this clients' property will dictate that an access be located very close the AMR Real Estate Holdings, LLC if a shared access cannot be negotiated.

5. 04-03-17

Peter Merrill moved to close the Public Hearing. John Reid seconded and the Public 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. Jacques Harlow seconded and the motion passed unanimously.

3. Application #17-06 by Mark and Lee Ann Bergeron (owners/applicants) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for amendments to a Contractor's Yard and Shop, and approval of Manufacturing (processing logs into firewood), lots 08-0080-000 and 08-0081-000, 1798 and 1862 Route 14, Hartford, in an IC Zoning District.

Mark Bergeron and Chris Holzwarth were present.

There was a brief discussion regarding how the kiln operates.

Chris Holzwarth gave an overview of the project including buildings, parking, circulation, stormwater, lighting, access, landscaping and fencing.

Quinn Colgan noted that Finding of Fact #24 needed to be amended to clarify needed easements if either lot transfers.

Quinn Colgan asked if the proposed lighting would affect the lot behind the project. Chris Holzwarth stated that the lot would not be affected.

Peter Merrill asked that the Findings of Fact be amended to clarify that ashes from the kiln would be disposed of properly.

John Reid asked what would be parked in front of the building. Mark Bergeron stated that it would be small equipment and trailers that would be shorter than the fence.

Toby Dayman asked if the fence could be installed for a greater distance along the west side of the lot processing area. Chris Holzwarth stated that it would be subject to damage from operations in the yard.

It was noted that a Stormwater Maintenance Plan would be submitted prior to the issuance of a Certificate of Occupancy.

There was no public comment.

Quinn Colgan moved to close the Public Hearing. Robin Adair Logan seconded and the Public Hearing was closed.

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

6. 04-03-17

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

Adjournment

At 8:14PM Peter Merrill moved to adjourn. Toby Dayman seconded the motion and the Hearing was adjourned.

Respectively Submitted,

Peter Merrill, Clerk