

**Hartford Planning Commission
Amendments to the Hartford Zoning Regulations
Notice of Remote Public Hearing
Monday, March 1, 2021 at 5:30 p.m.**

The Hartford Planning Commission will hold a remote public hearing to consider changes to the Hartford Zoning Regulations.

This meeting will be conducted in compliance with the Vermont Open Meeting Law with electronic participation.

**You may join the meeting by dialing +1 802-377-3677, Passcode 974 903 551#
Please call the Department of Planning and Development
(802) 295-3075 to obtain information on how to join the meeting by video conferencing.**

Purpose: The proposed Zoning Regulations amendments are intended to implement recommendations in the Hartford Town Plan, adopted in June, 2019, to create more opportunities for housing and mixed-use development. The amendments will create two new zoning districts by adding residential and mixed-uses, and making changes to some permitted and conditional uses:

- New Highway Commercial/Residential Zoning District (HCR): An area on the east side of Route 5 by the junction of Route 4 & Route 5 that includes the following addresses: 568, 608, 672, 688, 720 and 768 N. Main Street (Route 5), currently zoned Industrial-Commercial. The objective of the HCR zoning district is “to provide for well-planned and coordinated residential, mixed-use and commercial development on town water and sewer that can be effectively integrated with the existing village character along this important gateway and pedestrian corridor to Downtown White River Junction.”
- New Quechee Commercial/Residential Zoning District (QCR): An area on Route 4 in Quechee at the intersection with Waterman Hill Road that includes the west side of Cross Street and West Gilson Avenue and currently zoned Highway-Commercial. The objective of the QCR zoning district is “to provide for well-planned and coordinated commercial, mixed-use and residential development on town water and sewer that can be effectively integrated with the existing village and/or scenic character along the Route 4 corridor in Quechee. This district will balance the needs of the community and those of the traveling public. Development should fit in with the character of the site and the surrounding area with attention given to scale and massing.

Full Text of the Proposed Revisions: A full description and maps of the proposed changes are available on the Town website <https://www.hartford-vt.org/>, and at the Hartford Planning & Development Office, Town Clerks Office, Quechee Library, Wilder Library and Bugbee Senior Center. If you have questions or want to request the materials, call Town Planner Matt Osborn at (802) 295-3075 or e-mail mosborn@hartford-vt.org.