

**Minutes  
Hartford Planning Commission  
Public Hearing  
Proposed Zoning Changes  
March 1, 2021**

**Attendance**

**Planning Commission and Zoning Board of Adjustment Members:** Bruce Riddle, John Reid, Robin Adair Logan, Toby Dayman, Dave Sherman, Dennis Brown, and Tom Franklin

**Staff:** Planning and Development Director Lori Hirshfield, Zoning Administrator Jo-Ann Ells and Town Planner Matt Osborn

**Members of the Public:** Joyce Perkins, Michael Shankman, Dave Izzo, Sheila Armen, John and Ann Ohaus, and three people who joined by phone and for which names were not available.

Bruce Riddle called the meeting to order at 5:30 p.m. and read the Act 92 open meeting script.

Matt Osborn reported that the Planning Commission had previously held two workshops and three community meetings to review the changes and solicit public input.

**Discussion on report on new Quechee Commercial/Residential zoning district (QCR)**

Matt shared a map of the current zoning district, explained what the map portrays and described the zoning district boundaries. He explained that the changes include adding single-unit dwellings and two-unit dwellings as permitted uses, and multi-unit dwellings and mixed-uses as conditional uses. He reviewed changes to the zoning district chart including changing some permitted uses to conditional uses and eliminating some uses all together.

**Discussion on report on new Highway/Commercial Residential zoning district (HCR)**

Matt shared a map of the current zoning district and explained how the area is developed. He explained that the changes include adding single-unit dwellings and two-unit dwellings as permitted uses, and multi-unit dwellings and mixed-uses as conditional uses. He reviewed changes to the zoning district chart including changing some permitted uses to conditional uses and eliminating some uses all together.

Bruce Riddle asked for public comments.

Dave Izzo asked if there were any proposed changes since the Community Meeting.

Matt Osborn stated that there were no proposed changes since the last Community Meeting held on February 1, 2021.

There were no other questions from the public.

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

Dennis Brown moved to approve the report the new Quechee Commercial/Residential zoning district (QCR). John Reid seconded, and the motion passed unanimously.

Robin Adair Logan moved to approve the report on the new Highway/Commercial Residential zoning district. John Reid seconded, and the motion passed unanimously.

Matt explained that the next step is to submit the reports to the Selectboard so that they can schedule a Public Hearing. He noted that he hoped a Hearing could be held in late March. He added that notices will be posted/mailed as they were for the Planning Commission Hearing.

**Adjournment:** At 5:50 p.m., John Reid made a motion to adjourn the meeting. Robin Adair Logan seconded, and the motion passed unanimously. The motion passed unanimously.