

**DRAFT
Minutes
Hartford Planning Commission
April 5, 2021**

**THIS MEETING WAS CONDUCTED IN COMPLIANCE WITH
THE VERMONT OPEN MEETING LAW
WITH ELECTRONIC PARTICIPATION**

Present: Bruce Riddle, John Reid, Toby Dayman, Dave Sherman, Robin Adair Logan, John Heath, Kim Souza, Selectboard Liaison, and Jo-Ann Ells, Zoning Administrator

Absent: Dillon Bianchi

Administrative Matters

1. Minutes

Robin Adair moved to approve the minutes of March 8, 2021. John R. seconded, and the motion passed unanimously.

2. Elect Officers

Robin Adair moved to keep the current officers (Bruce Riddle, Chair, John Reid, Vice Chair and Toby Dayman, Clerk). John H. seconded and the motion passed unanimously.

3. Administrative Permits

Bruce reviewed the following administrative permits:

- ADA upgrades to train station
- Convert Greyhound bus station to warehouse
- Additional seating, Thyme restaurant
- Wool Mill, 87 Maple St.
- VINS new bathrooms

4. Availability for the next Public Hearing

Jo-Ann noted that the May 10th Hearing was cancelled because no applications were filed.

5. Public comment

None.

Public Hearing

Bruce read a script as required to hold a remote Public Hearing, reviewed the Hearing process, took a roll call, and administered the oath.

1. Application #21-02 by Patrick Flanagan, et al. (owners/applicants) for a lot line adjustment between lots 24-0100-001 and 24-0109-000, 371 Gifford Road, Hartford, in an R-1 zoning district.

Patrick Flanagan was present.

Jo-Ann reviewed the draft Findings of Fact.

Patrick noted that he understood the condition regarding the turnaround.

Toby asked if there was adequate room for a new driveway. Jo-Ann noted that the Department of Public Works had reviewed the location of the proposed driveway.

Toby asked about the purpose of the application. Patrick stated that they want to sell the developed lot and will likely come back to subdivide the undeveloped lot.

There was no public comment.

John R. moved to close the Public Hearing. Dave seconded and the Public Hearing was closed.

John R. moved to approve the application. Dave seconded and the motion passed unanimously.

2. Application #21-03 by Quechee Gorge Friendship Inn, Inc. (owner/applicant) to subdivide lot 13-0033-000 into three lots and amend the Planned Development's Master Plan, 5817 Woodstock Road, Quechee, in an approved Planned Development.

Roger Shepard and Brad Ruderman were present.

Jo-Ann reviewed the draft Findings of Fact.

Dave asked if the dwelling units would be rented or owned. Jo-Ann noted either would be allowed.

John R. asked about the location of a septic system on the single-family lot. Brad described the primary and replacement locations for the septic systems.

Toby suggested the inset map on the survey be amended to clarify the location of the right-of-way.

3. 04-05-21

There was no public comment.

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

John R. moved to approve the application as amended. Robin Adair seconded, and the motion passed unanimously.

3. Application #21-04 by Quechee Gorge Friendship Inn, Inc. (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for the conversion of 16 motel efficiencies into multi-family dwellings, proposed lot 13-0033-002, Woodstock Road, Quechee, in an approved Planned Development.

Roger Shepard and Brad Ruderman were present.

Jo-Ann reviewed the draft Findings of Fact.

Toby asked how the units would be organized. Roger stated that they will be rentals while he owns the property.

Toby questioned if the Commission should require some improvements such as walkways and reduced travel lanes. Bruce noted that the property is in an approved Planned Development and since the application is only to change how the buildings are used, he was not sure requiring improvements was appropriate.

Roger stated that he believed the property became a Planned Development around 1982.

There was no public comment.

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

Robin Adair moved to approve the application. John R. seconded, and the motion passed unanimously.

Adjournment

At 7:05 p.m. Robin Adair moved to close the Hearing. John R. seconded, and the Hearing was adjourned.

Respectively Submitted,

Toby Dayman, Clerk