

**Approved
Minutes
Hartford Planning Commission
May 24, 2023
Hearing was Continued from April 17, 2023**

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

Present: John Reid, Chair, (01-11-24), Bruce Riddle, Vice Chair, (02-07-25), Toby Dayman (06-28-24), John Heath (03-22-24), Colin Butler (07-12-24), Kim Souza, Selectboard Liaison, and Jo-Ann Ells, Zoning Administrator

Absent: Dillon Bianchi (09-05-25)

Public Hearing

John Reid opened the Public Hearing, read the remote meeting script, explained the Hearing process, took a roll call, and administered the oath.

1. Application #23-01 by Catamount Self Storage, LLC (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a self-storage facility, lot 08-0090-000, Route 14, White River Junction, in an IC zoning district.

The applicant Nick Tsouknakis, Jeff Goodrich and Skip Nalette of Pathways Consulting, and the applicant's attorney David Grayck were present.

John Reid noted that at the April meeting the Commission agreed that they preferred to continue the application so that clear information on the stormwater design and the right to use the infrastructure in the 50' right-of-way could be submitted.

Jeff Goodrich reviewed plan sheet #3 including the location of the 50' right-of-way, the existing stormwater system on the abutting lot to the west (AG Self Storage/Michael Lazar), the proposed stormwater design for the proposed project, and noted the project would require a State stormwater permit.

John Reid noted that a question was raised by Michael Lazar regarding the applicant's right to use existing infrastructure in the right-of-way that was installed for his self-storage project.

David Grayck said that with respect to property law, the applicant has all rights needed to build the project. He noted that he had submitted a letter to the Planning Commission regarding this issue.

John Reid stated that he believed that the Planning Commission concurred that property rights are not for the Planning Commission to consider.

Jeff Goodrich commented that the project is meeting State standards for stormwater runoff and that runoff is not being increased.

David Grayck noted that maintenance of stormwater infrastructure will be addressed in the State permit.

Colin Butler asked if the stormwater system was designed to handle both self-storage projects. Jeff Goodrich responded that it was designed to handle both projects and reiterated that runoff was not being increased.

Jeff Goodrich noted that he submitted a Lidar plan showing the broader watershed.

Colin Butler stated that he thought the Commission should consider the abutter's request for landscaping in the right-of-way. John Reid polled the Commission, and the Commissioners did not agree this was needed.

There was no public comment.


Bruce Riddle moved to close the Public Hearing. Toby Dayman seconded, and the Public Hearing was closed.

Bruce Riddle moved to approve the application as outlined in the draft Findings of Fact. Toby Dayman seconded, and the motion passed unanimously.

Adjournment

At 6:27 p.m., Bruce Riddle moved to adjourn. Colin Butler seconded, and the Hearing was adjourned.

Respectively Submitted,



Toby Dayman, Clerk