

**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, Robin Adair Logan, Dillon Bianchi, John Heath, Kim Souza, Selectboard Liaison, and Jo-Ann Ells, Zoning Administrator

**Absent:** None

**Administrative Matters**

1. Minutes

John R. moved to approve the minutes of April 5, 2021. Toby seconded, and the motion passed unanimously.

2. Administrative Permits

Bruce reviewed the following projects which were granted Administrative Permits:

- Northern Stage – Outdoor Theater
- Quechee Gorge Village-Farm stand
- Food prep/wholesale/catering/retail- former Singleton's
- VINS waterfowl rehab. enclosure

3. Availability for the next Public Hearing

It was noted that the next regular Public Hearing schedule for July 19, 2021, was cancelled because no applications were received.

4. Public comment

Bruce let the Commission know that Dave Sherman had resigned.

Bruce encouraged the Commission to look at the “Keys to the Valley” housing study available on their website.

Jo-Ann noted that the August Hearing would be likely in person with the option of remote access.

## **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 #21-05 by Execusuite, LLC (owner/applicant) to add self-storage facility as a Conditional Use in the property's Master Plan and for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a self-storage facility, 136 South Main Street, lot 46-0030-000, White River Junction, in a Planned Development.

Tim Sidore and Jim Wasser were present.

Jo-Ann gave an overview of the application as outlined in the draft Findings of Fact.

Tim added that the Town needs more storage units.

Bruce asked if the facility would be open to the public. Tim stated that it would be marketed to the tenants of 132 South Main Street and other nearby tenants, but would be open to the general public.

Tim reviewed the purpose of the plans included in the exhibits for the application.

Jim noted that the exterior changes to the building are limit to two sets of stars.

Jim clarified the location of the proposed parking spaces.

Access to the facility was discussed.

Tim noted that he envisioned tenants using the units to store items such as tires and larger items that do not store well in apartments.

Dillon asked about the size of trucks that could access the facility. Jim noted that the site was designed for Hartford's fire truck and trash haulers.

John H. asked if tenants would need a vehicle to access the facility. Tim commented that tenants of 132 South Main Street could walk from their designated parking space on the adjacent lot.

Bruce asked if the building was equipped with a sprinkler system. Tim confirmed that it was.

There was a discussion about the storage of hazardous items. Tim offered that the leases would prohibit the storage of hazardous materials. Bruce suggested he look into providing a "flammables" closet for items such as cooking equipment for camping/hiking.

3. 06-14-21

It was noted that the facility would be accessible 24/7 and that this should be included in the Findings of Fact.

Jim clarified that the building was not required to be handicapped accessible under State law.

Toby asked about a utility pole on the southwest corner of the building. Jim stated that it would be removed.

There was no public comment.

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

Jo-Ann reviewed changes to the Findings of Fact.

John H. stated that he was not in favor of approving the application due to the limited parking and potential for the access drive to get backed up and cause a safety issue.

Bruce noted that parking for the entire Planned Development is very tight, parking will need to be managed by the applicant as promised, and the tenants of 132 South Main Street need storage.

John R. moved to approve the application with the noted changes. Robin Adair seconded, and the Commission voted 5-1 with John H. opposed citing concerns regarding parking and safety. The motion passed.

### **Adjournment**

At 7:10 p.m. John R. moved to close the Hearing. Robin Adair seconded, and the Hearing was adjourned.

Respectively Submitted,

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Toby Dayman, Clerk