

1. 07-13-20

**Approved Minutes
Hartford Planning Commission
July 13, 2020**

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

Present: Bruce Riddle, John Reid, Toby Dayman, Dillon Bianchi, Dave Sherman, Dennis Brown, Kim Souza, Selectboard Liaison and Jo-Ann Ells, Zoning Administrator

Absent: Robin Adair Logan

Administrative Matters

Bruce Riddle read a script as required to hold a remote Public Hearing.

1. Campground/Glamping

The Commission discussed the idea “Glamping” as described in a document dated June 11, 2020 from Michael Robillard and Lindsey Harder.

In response to a question about the possibility of the units becoming someone’s long term residence, Lindsey Harder stated that site would be booked online with minimum and maximum stays and that the door code to access the unit would expire after the stay ended.

Jo-Ann Ells explained that staff wanted Mike and Lindsey to talk to the Planning Commission about allowing such a use as a Planned Development in zoning districts that allow campgrounds since “glamping” does not fit into an existing use. The Commission was in favor of this proposal.

2. Minutes of May 26, 2020

John Reid moved to approve the Minutes of May 26, 2020. Dennis Brown seconded, and the motion passed unanimously.

3. Administrative Permits

Bruce Riddle reviewed three permits that were issued administratively:

- Thyme- outdoor seating
- Seafood Truck- Former Elk’s
- Outdoor seating- Wolf Tree

4. Availability for the next Public Hearing (Aug. 3rd)

All Commissioners anticipated being available on August 3rd.

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5. Public comment

None

Public Hearing

Bruce Riddle read a script as required to hold a remote Public Hearing and took a roll call.

Bruce Riddle opened the Hearing and administered the oath.

1. Application #20-09 by All-Star White River 2, LLC (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a Contractor's Yard/Staging Area, lots 14-0042-000 and 14-0042-001, Dewitt Drive, White River Junction, in an IC-2 zoning district.

Mike Riva and Mike Koch were present.

Mike Koch gave an overview of the application.

John Reid asked that fencing be clarified in the Findings of Fact.

John Reid asked about access. Jo-Ann Ells noted it was on the plan.

The Commission suggested extending the hours to include weekends as necessary.

Dillon Bianchi recused himself from participating.

John Reid moved to close the Public Hearing. Toby Dayman seconded, and the Public Hearing was closed.

Jo-Ann Ells reviewed changes to the Findings of Fact as discussed.

John Reid moved to approve the application with the noted changes. Toby Dayman seconded, and the motion passed unanimously.

Adjournment

At 6:45 p.m. Dennis Brown moved to close the Hearing. John Reid seconded, and the Hearing was adjourned.

Respectively Submitted,

Toby Dayman, Clerk