

1. 09-14-20

**Draft Minutes
Hartford Planning Commission
September 14, 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, Robin Adair Logan, Kim Souza, Selectboard Liaison, Lori Hirshfield, Director of Planning and Development and Jo-Ann Ells, Zoning Administrator

Absent: None

Administrative Matters

1. Remote Hearing Protocol

Jo-Ann Ells reviewed some items that she believed would help remote meetings run more efficiently.

2. Minutes

Robin Adair Logan and Dennis Brown noted several changes to the draft minutes.

Robin Adair Logan moved to approve the minutes of August 3, 2020 with the noted changes. Dennis Brown seconded, and the motion passed unanimously.

3. Administrative Permits

Bruce Riddle noted that an administrative permit was issued to Big Fatty's for outdoor seating.

4. Availability for the next Public Hearing

Everyone expected to be available for the October 19th hearing.

5. Public comment

None

Public Hearing

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

2. 09-14-20

1. Application #20-12 by Execusuite, LLC (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a restaurant and nine apartments, lot 46-0007-000, 101 Maple Street, White River Junction, in a CB-2 zoning district. (Continued from August 3, 2020)

Tim Sidore was present.

Jo-Ann Ells reminded the Commission that they had opened the Hearing on this application at their last meeting. She noted that originally the application was for a restaurant and 9 apartments and the Planning Commission had requested additional information on parking. She explained that the application had since changed to 1,350 sq. ft. of retail/office space and 9 apartments.

Jo-Ann Ells reviewed parking as outlined in her memo of September 14, 2020.

Tim Sidore stated that he was excited about the project.

Dennis Brown commented that he liked the project better than the original plan but questioned if the public would be aware of parking on Prospect Street.

John Reid asked for confirmation that parking at Town Hall was not proposed. Jo-Ann Ells confirmed. John Reid stated that he was happy to see that the apartments would have designated parking spaces and was willing to be flexible with the commercial parking spaces.

Robin Adair Logan expressed her support for the project.

Toby Dayman asked about the uses and parking. Jo-Ann Ells reviewed the proposed uses and parking.

Toby Dayman stated that it was a more realistic plan than the restaurant and noted that it would be important to maintain the exit drive.

There was a conversation regarding the ability of the Commission to approve off-site parking spaces.

Dennis Brown expressed concern with snow coming off the roofs and into the travel lane. Jo-Ann Ells stated that the applicant would be installing snow guards.

Kim Sousa asked if the parking on Prospect Street was required to meet the needs of the buildings on the street. Jo-Ann Ells confirmed that 9 parking spaces were needed to meet the parking requirements for the smaller of the two buildings.

Lori Hirshfield suggested that the applicant work with their tenants to inform customers about the parking on Prospect Street and that parking is not approved for Town Hall.

3. 09-14-20

There was no public comment.

Robin Adair Logan moved to close the Public Hearing. Dennis Brown seconded, and the motion passed unanimously.

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

Robin Adair Logan moved to approve the application with the noted changes. John Reid seconded, and the motion passed unanimously.

Adjournment

At 7:25 p.m. Robin Adair Logan moved to close the Hearing. Toby Dayman seconded, and the Hearing was adjourned.

Respectively Submitted,

Toby Dayman, Clerk