

**DRAFT  
Minutes  
Hartford Planning Commission  
September 27, 2021**

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

**Present:** Bruce Riddle, John Reid, Toby Dayman, Robin Adair Logan, Dillon Bianchi, John Heath, Colin Butler, Kim Souza, Selectboard Liaison, and Jo-Ann Ells, Zoning Administrator

**Absent:** None

**Administrative Matters**

1. Sketch plan review of conceptual plans for the reconstruction and expansion of the South Main Street parking lot in downtown White River Junction (formerly referred to as the Legion parking lot)

Christ Holzwarth, Hartford Project Manager was present.

Jo-Ann noted that Chris was looking for feedback on the project before a formal application was made.

Chris reviewed improvements involving Currier Street and a common dumpster area.

Colin asked about the history of things with the VFW. Chris state that a formal boundary survey will be submitted with the application and noted that there were agreements between the town and VFW under a former project manager.

Chris reminded the Commission that he was there for feedback on the project and not administrative/policy decisions.

Chris began reviewing the improvements to the parking area including installation of parking spaces and porous pavement. He noted that access to an exiting private garage will be left open.

Chris described the proposed grading.

Toby asked about access to the VFW for deliveries. Chris stated access will be provided.

Toby asked that the design team look at including an island for trees and a drainage feature on the west side of the parking lot. Chris agreed to look into this.

2. 09-27-21

Toby asked who would be responsible to maintain the common dumpster area. Chris stated that this was being discussed.

John H. asked about snow storage. Chris said that it was being developed and likely parking spaces on the perimeter would be used.

John R. asked about EV charging stations. Chris explained that the existing station would be moved to the back of the lot. He noted that they are hoping to add more stations or at a minimum lay the conduit for them.

Dillon asked about the maintenance for the porous pavement. Chris stated that it would need to be vacuumed in the fall and spring.

John H. asked if rain gardens could be considered. Chris stated that if there was room for the islands Toby requested it could be considered.

Colin asked if the storm and sanitary drains were separated in the downtown. Chris stated that some roof drains remain connected, and it is an expensive problem to fix. He noted that drainage associated with the redevelopment of the parking lot would not be connected to the sanitary sewer.

Colin asked about the size of the parking spaces. Chris stated that they were designed to code.

There were no additional comments.

### **Public Hearing**

Bruce read a script as required by Act 92, reviewed the Hearing process, introduced the Commission and staff, and administered the oath.

1. Application #21-06 by Mark Zeytoonjian (owner) and John Dickinson and Pamela Dickinson (applicants) for approval of amendments to the Red Barn Farms Planned Development involving changes to the building envelopes for house site #1 and #2, lot 7-0047-003-H1 and H2, Galaxy Hill Lane, Quechee, in the Red Barn Farms Planned Development.

John Dickinson, Pamela Dickinson, and Ann Kynor were present.

Ann gave a brief overview of the history of the Planned Development and the proposed changes.

John R. asked about the wastewater plan. Ann noted that details were on sheet #1.

3. 09-27-21

Colin asked about the location of the septic system for lot #3. Ann pointed to its location and noted it was moving uphill a bit. It was noted that the movement of the septic system was secondary to the requests to move the building envelopes and that septic was reviewed and approved by the State not the town.

Ann noted that owners are able to landscape in a 100' area around their building envelope.

Steve Flora introduced himself as the owner of the house on lot #5 and praised Ann for the work she has done.

Robin Adair stated that she had no concerns.

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

Colin questioned if the movement of the septic system should have been included on the warning of the application. Jo-Ann stated that the warning included a description of the principal part of the application and informed the reader where additional information could be obtained.

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

### **Administrative Matters Continued**

#### 1. Minutes

John R moved to approve the minutes of June 14, 2021. Robin Adair seconded, and the motion passed 6-1 with Colin abstaining.

#### 2. Administrative Permits:

Bruce reviewed the following administrative permits:

- Site Plan changes Wentworth Way
- Art Gallery/Library Gates Street
- Food Truck (2 location on Route 5 No.)
- Cabins, Quechee State Park
- Grill/Corn Quechee Gorge Village

#### 3. Next Public Hearing November 1<sup>st</sup>

Bruce asked if the Commission was available on October 18<sup>th</sup> at 6PM to review two grants that the Town Planner Matt Osborn is working on applying for. He noted that the application required the Commission approval. All Commissioners anticipated being available.

4. 09-27-21

4. Public comment

None

**Adjournment**

At 7:15 p.m. John R. moved to close the Hearing. Toby seconded, and the Hearing was adjourned.

Respectively Submitted,

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Toby Dayman, Clerk