

**Approved  
Minutes  
Hartford Planning Commission  
October 16, 2023**

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

**Present:** John Reid, Chair, Toby Dayman, Dillon Bianchi, John Heath, Colin Butler, Dylan Kreis, and Jo-Ann Ells, Zoning Administrator

**Absent:** Bruce Riddle, Vice Chair, and Kim Souza, Selectboard Liaison

**Administrative Matters**

John Reid read the Hybrid Meeting Script and took a roll call.

It was noted that Application #23-16 for Site Development Plan Approval was withdrawn.

1. Public Comment

None.

2. Sketch Plan Review- Self-Storage Units

Rick Bove, property owner, and Karl Marchessault, Civil Engineer were present.

In January of 2022, Rick Bove and Karl Marchessault met with the Planning Commission informally to review development of a self-storage project on an undeveloped lot on Route 4 adjacent to the Quechee Gorge Village Planned Development located off Woodstock Road. The project consists of 500 storage units in a phased manner.

Jo-Ann Ells explained that Rick Bove and Karl Marchessault were seeking informal, non-binding feedback from the Planning Commission to amend the Master Plan for the Quechee Gorge Village Planned Development to allow Self-Storage Units.

Karl Marchessault noted they have spoken with Act 150 and VTrans, and feel the use is similar to a Parking Facility which is allowed in the QG zoning district as a Conditional Use. He noted that the project would add to the Town tax base, would be adequately screened, and they intend to gift the energy from proposed roof top solar.

Rick Bove spoke to the need for storage in the area, and commented that three of his tenants have expressed a need for storage, it is a good use of the land. He added that the project will generate low traffic, will be shielded from Route 4, will service Quechee Gorge Village tenants and the community.

2. 10-16-23

John Reid commented that adequate landscaping would be very important.

Rick Bove noted that energy from proposed roof top solar will be gifted to Twin Pines Housing Trust, and the colors chosen for the units will camouflage their presence.

Jo-Ann Ells asked the Planning Commission to comment on the suitability to allow the use as a Planned Development as outlined in her October 4, 2023 memo.

Dylan Kreis asked if any uses more in line with the zoning district had been considered.

Karl Marchessault noted that they were seeking a use that did not require water/wastewater services. Dylan Kreis asked if housing was considered. Karl Marchessault noted that they would not be able to develop very many units given the requirement for on-site wastewater.

Colin Butler commented that he found it hard to conclude that the use would meet §260-47 5 and 6 of the Zoning Regulations.

Karl Marchessault outlined how he believed the proposed use would meet the objective of the QG zoning district.

John Reid commented that because the area is a diverse commercial area, he thought making the land productive, if properly screened and including solar arrays, could meet the criteria for a Planned Development.

Colin Butler stated that the development in the area is tourist and hospitality driven and he did not see how self-storage units would meet the criteria.

John Heath stated that he did not see a compelling argument that the criteria for a Planned Development could be met.

Toby Dayman commented that he thought it was awkward to allow the use, even if it was screened, but was on the fence.

Dillon Bianchi noted that he was not sure the use would meet the criteria for a Planned Development.

Dylan Kreis stated that it would be a bad precedent to allow the use, he appreciated the solar component, but felt the land could be used for something better such as housing.

Jo-Ann Ells noted that any application would need the vote of a majority of the Commission (4 members) to approve an application.

3. Minutes

3. 10-16-23

Colin Butler moved to approve the minutes of July 31, 2023 with one correction. Dillon Bianchi seconded, and the motion passed unanimously.

#### 4. 2024 Public Hearing Schedule

Dillon Bianchi moved to approve the 2024 Schedule. Colin Butler seconded, and the motion passed unanimously.

#### 5. Administrative Permits

John Reid asked if there were any questions about the following administrative permits.

- Immersion Montessori School- Chicken Coop, Pine Street
- Bob's Service Center- Replace Propane Tank, Ballardvale Drive
- Norwich Terrace- Convert Daycare to Residence, Christian Street
- Race Metalsmiths- Machine Shop & Metal Finishing, Roundhouse Road
- Snow Village Condos- Deck, Williams Lane
- Grattan Line - Overhead Powerline Contractor, Route 14 (Formerly Hendersons Tree Service)
- Vale Condos- Relocate Garage, Granite Way

The location and use of the Grattan Line permit was clarified.

#### 6. Act 250 Applications

John Reid asked if there were any questions about the following administrative permits.

- Hartford School District- Christian Street Project
- Grattan Line Overhead Powerline Contractor, Route 14 (Formerly Hendersons Tree Service)
- Vale Condos- Relocate Garage, Granite Way

Jo-Ann Ells noted that while the School District's application was withdrawn, she expected a new application for amendments to the Planning Commission/Zoning Board of Adjustment to be re-submitted.

#### 7. Town Plan Steering Committee Update

Tabled

#### 8. Regional Planning Commission Update

Tabled

#### 9. Climate Action Plan Update

4. 10-16-23

No update.

10. Availability for the next Public Hearing

All Commissioners anticipated being available for the Hearing on November 13, 2023

**Adjournment**

At 7:15 p.m., John Reid moved to adjourn. Dylan Kreis seconded, and the Hearing was adjourned.

Respectively Submitted,

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Toby Dayman, Clerk

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Planning Commission

John Reid 01-11-24

John Heath 03-22-24

Toby Dayman 06-28-24

Colin Butler 07-12-24

Bruce Riddle 02-07-25

Dillon Bianchi 09-05-25

Dylan Kreis 6/26/2026