

**DRAFT
Minutes
Hartford Planning Commission
October 19, 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. Minutes

John Reid moved to approve the minutes of September 14, 2020. Robin Adair Logan seconded, and the motion passed unanimously.

2. Administrative Permits

Bruce Riddle reviewed several permits that had been issued administratively.

3. Availability for the next Public Hearing

Jo-Ann Ells told the Commission that no applications had been submitted for the November 23, 2020 meeting. She noted that Planning staff might want to do a workshop that night and asked that they hold the date open.

4. Public comment

John Reid noted that some new legislation had been passed that was pertinent to planning. Jo-Ann Ells said that she would pass the information on to the Commission.

Bruce Riddle noted that 3 large projects in town were moving along nicely; addition/renovations at the Wilder School, dwelling units by Housing Vermont on Hartford Ave., and a mixed-use building at 132 South Main Street.

Comments on the Jericho Solar project that were sent to the Public Utility Commission based on the Commission's October 5th meeting were reviewed.

2. 10-19-20

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.

1. Application #20-14 by Maplerow Farm Trust and Richard, III and Wendie Wright (owners/applicants) for a one-step subdivision, lot 14-0045-000, North Hartland Road, Hartford, in FC and RL-10 zoning districts and the Rural Lands overlay district.

Richard Wright and Darryl Calkins were present.

Jo-Ann Ells reviewed the draft Findings of Fact.

Toby Dayman asked about the purpose of the application. Jo-Ann Ells explained it was to take a lot out of the large parcel/trust for the existing house.

John Reid noted that the septic easement for the house lot needed to be referenced in the Findings of Fact.

There was a brief discussion about the location of the access easement for the house lot.

Dave Sherman asked about the minimum lot size in the RL-10 zoning district. Jo-Ann Ells stated that it was one acre.

There was no public comment.

John Reid moved to close the Public Hearing. Dennis Brown seconded, and the Public Hearing was closed.

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

2. Application #20-15 by Timothy Shine (owner/applicant) for a one-step subdivision, lot 12-0031-000, 4101 Quechee Main Street, Quechee, in a RL-1 zoning district and the Rural Lands overlay district.

Tim Shine and Craig Jewett were present.

Craig Jewett gave an overview of the application.

Jo-Ann Ells added that the Zoning Board of Adjustment had approved the conversion of a barn to a two-family dwelling at their October 14, 2020 hearing.

Toby Dayman asked that all property lines be shown on site plan sheet C-2 or a note is added to the sheet indicating that all property lines can be seen on the survey.

3. 10-19-20

It was noted that if the applicant intended to continue to allow the field to continue to be hayed, the activity could not occur in the vicinity of the leach field.

There was no public comment.

Dennis Brown moved to close the Public Hearing. John Reid seconded, and the Public Hearing was closed.

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

3. Application #20-16 by Eric Tyler and Aaron Luce (owners/applicants) for a one-step subdivision, lot 48-0040-000, 421 Connecticut River Road, Hartford, in a R-1 zoning district.

Skip Nalette was present.

Skip Nalette gave an overview of the application.

Bruce Riddle questioned the use of some lines on the survey. Skip Nalette clarified that they were to indicate the limits of the building envelope.

Toby Dayman noted that the label for the building envelope needed to be corrected.

There was no public comment.

Toby Dayman moved to close the Public Hearing. Robin Adair Logan seconded, and the Public Hearing was closed.

Robin Adair Logan moved to approve the application. Dennis Brown seconded, and the motion passed unanimously.

4. Application #20-17 by Izzo Family Trust, David Izzo and Ohaus Family Trust (owners/applicants) for a one-step subdivision, lots 12-0122-000, 12-0122-001, 12-0124-000, 12-0125-000 and 12-0126-000, Route 4, Izzo Place and Maggie's Way, Quechee, in HC and RL-10 zoning districts and the Rural Lands overlay district.

Ann Ohaus and Dave Izzo were present.

Jo-Ann Ells noted that the description of the lot line adjustments was outlined in Finding #6.

John Reid noted several typographical errors.

John Reid noted that the access easement over lot 12-0125-000 benefitting lot 12-0122-000 needed to be clarified on the survey.

4. 10-19-20

Dave Izzo noted that the lot number in the label for the building envelope for lot 12-0125-001 needed to be corrected on the survey.

There was no public comment.

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

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

Adjournment

At 7:30 p.m. John Reid moved to close the Hearing. Robin Adair Logan seconded, and the Hearing was adjourned.

Respectively Submitted,

Toby Dayman, Clerk