

**Hartford Planning Commission Workshop
Agenda
Monday, April 18, 2022 at 6:00 p.m.
Hartford Town Hall, Room 2, 171 Bridge Street, White River Junction
This will be a hybrid meeting (in-person with remote access available).**

Electronic Participation Link and Teleconference Number:

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 802-377-3677, 995445248#](#) United States, Middlebury

Phone Conference ID: 995 445 248#

[Find a local number](#) | [Reset PIN](#)

If you can't access this meeting notice electronically or if you are having difficulty connecting to the meeting, please e-mail mosborn@hartford-vt.org

1. Model Hybrid Public Meeting Script & Roll Call
2. Minutes of the March 28th Community Meeting
3. Discussion of Possible Zoning District Change IC-2 Route 5/Ballardvale Drive to allow residential and mixed-use development, White River Junction
 - a. Permitted and Conditional Uses
 - b. Floor Area Ratio
 - c. Building Height
 - d. Gateway
 - e. Opportunities for Different Types of Housing: Veterans, Low Barrier & Family
4. Next Workshop
5. Other Business
6. Adjournment

MEMO

TO: Planning Commission

FROM: Matt Osborn, AICP, Planner

SUBJECT: **Monday, April 18, 2022 6:00 p.m. Planning Commission Workshop** to discuss the proposed zoning change from IC-2 to a new district that allows multi-unit residential and mixed-use for the Ballardvale Drive/Route 5 area across from the VA Hospital

DATE: April 13, 2022

At the March 28th Community Meeting, the Planning Commission agreed to hold a workshop on Monday, April 18th to continue discussion of the proposed change for the Ballardvale Drive/Route 5/Jasmine Lane area across from the VA Hospital from Industrial-Commercial Two (IC-2). The meeting will be in-person with remote access. See the attached agenda for the meeting link.

The following is information for discussion of agenda items.

Zoning District Name: Staff suggests eliminating the word “industrial” from the zoning district name to deemphasize this given adding residential and mixed-use, and other changes. Instead, staff proposes the name “General Commercial/Residential” (GCR). General Commercial is commonly used in other communities and recognizes the many different types of commercial uses allowed in this district.

District Objective: Based on the comments we received at the community meeting, staff proposes the following revised district objective for discussion:

“To provide for well-planned and coordinated commercial, mixed-use and compatible multi-unit residential development served by public transit, town water and sewer along an important Town gateway. The GCR District offers relatively level tracts of land with good highway access and provides opportunities for compact development and taller structures.”

In some zoning districts, such as Quechee Gorge and Quechee Interstate Interchange, there is additional language related to design and the vision for the future development. The Planning Commission may want to consider including language for the GCR district.

Questions to consider which will help guide the District Objective discussion as well as Building Height and Density Discussion:

- What is the long-term vision for how this area will develop?
- Given current and future needs, is the vision a reflection of the existing character of the area or working towards a new area character?

Building Height: The current height limit is 60' for the IC-2 zoning district. Buildings in this district range from one to four stories. The tallest buildings in the district are the hotels. Existing hotels range from 2-4 stories. The following is a list of the hotels, the number of stories and the building height:

<u>Hotel</u>	<u># of Stories</u>	<u>Building Height</u>
Fairfield Inn	3	36'
Holiday Inn Express	2 & 4	44'10"
White River Inn & Suite	4	44'10"
Hampton Inn	3	34'
Super 8	2	<30

It is interesting to note that in 2009, the Larkin Family Partnership renovated one of its hotels and increased the building from two to four stories.

Fire Chief Scott Cooney indicated recently that the Fire Department will not impose a height restriction on new construction. Therefore, there is an opportunity to go up in height. However, going above 60' would be a big change for Hartford given what is there today. Staff thinks that before a change is made to the height requirement, a more extensive community discussion is needed.

Permitted and Conditional Uses: Currently, we are considering changing the zoning to include multi-unit residential and mixed-use development a conditional uses, eliminating a few uses and switching a few uses from permitted to conditional. Attached is an updated zoning district sheet with the new district name and the draft objective as well as the list of permitted and conditional uses. Also included is a one-page zoning matrix that includes all of the zoning districts with permitted and conditional uses. The proposed GCR district and uses are highlighted in yellow and is immediately adjacent to the IC and IC2 zoning district for comparison with the current zoning district. Highlighted in orange are uses that the Planning Commission has brought up in previous workshop discussions.

Density: Since the proposed changes add multi-unit residential and mixed-use (residential and commercial) development, a density for residential should be reviewed. Given the area is developed intensively with several multi-story hotels and considerable square footage, Floor Area Ratio (FAR) might be the best approach for calculating density

A successful example of bringing more housing to Hartford occurred in 2005 when the density calculation for the Central Business District (CB) was changed from the units per acre method to a Floor Area Ratio (FAR) calculation. At that time the allowable density of 22 units per acre did not reflect the built density of many downtown lots which was considerably higher. Bringing back that historical compact development was an important part of the revitalization vision for the Downtown. Going to a Floor Area Ratio for determining density was part of that vision.

The Zoning Regulations definition of "Floor Area Ratio" is "the residential floor area on a lot divided by the total lot size." Basically, the concept looks at the amount of residential area allowed rather than basing it on the number of units per acre. This allows more flexibility on the size and number of units in response to market needs, site considerations, building height, location parking needs, etc. The 2.0 FAR (which was increased to 2.5 in 2014) enabled first floor commercial and two to three upper floors of residential. Over time several residential and mixed-use projects have been built Downtown resulting in approximately 250 new housing units. These have added greatly to Hartford's housing mix and

brought more activity and energy to the Downtown. The following are three FAR examples from downtown projects:

Address	Developer	Lot Size Sq. Ft.	Floor Area	Allowable	Constructed	Actual
			Ratio (FAR)	Res. Sq. Ft.	Res. Sq. Ft.	Constructed FAR
129 S. Main St.	Bucy	19,540	2.0	39,080	11,200	0.57
127 N. Main St.	Bittinger	4,600	2.5	11,500	10,403	2.26
132 S. Main St.	Davidson	37,897	2.5	94,743	45,244	1.19

More direction from the Planning Commission is needed regarding the vision for the area before staff can put forth suggestions on the density options.

Wetlands: The wetlands layer has been added to the map for the district. This map is based on wetlands information from the Vermont Agency of Natural Resources. Please note that a more detailed wetlands site analysis may result in modification of the wetland boundaries.

Site Visit: If you haven't visited this district recently, staff recommends walking around the area prior to the meeting to get a feel for the existing character of the area.

Attachments:

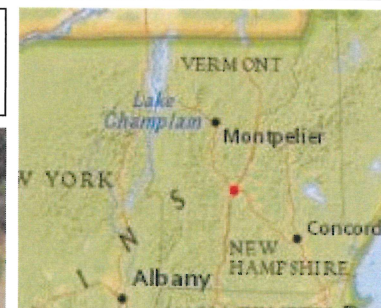
- Zoning Map (Current)
- Proposed GCR District with wetlands. Lots are numbered to correspond with property list.
- Property List
- Proposed GCR Zoning District Sheet
- Zoning Matrix (permitted and conditional uses by zoning district)



Zoning Map

Zoning district boundaries are yellow

Route 5 is red



LEGEND

-  Vernal Pools Confirmed – AE/
-  Vernal Pools Unconfirmed – AI
-  Wetland Projects
- Wetland - VSWI
 -  Class 1 Wetland
 -  Class 2 Wetland
-  Wetlands Advisory Layer
-  Parcels (standardized)
-  District Boundary



1: 3,419

April 13, 2022



NOTES

Map created using ANR's Natural Resources Atlas

174.0 0 87.00 174.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources

1" = 285 Ft. 1cm = 34 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

Ballardvale Drive/Route 5 IC-2 Zoning Review

April, 2022

											Current	Current
								Land	Current	Current	Land Area	Bldg Size
	Map	Lot	Address		Current	Current	Current	Area	# Motel	Building	Lot Size	to Lot
#	#	#	#	Street Name	Zoning	Land Use	Owner	Acres	Rooms	Size (sq.ft.)	Sq. Ft.	Size
1	14	11	442	North Hartland	I-C2	Super 8 Motel	Northmac Inc.	1.60	81	28,454	69,696	41%
2	14	12	614	North Hartland	I-C2	802 Credit Union	Membership Advantage	5.70	NA	4,361	248,292	2%
3	14	13	0	North Hartland	I-C2	Vacant	Northmac Inc.	0.30	NA		13,068	0%
4	14	14	352	North Hartland	I-C2	Dunkin Donuts	Hartmont, LLC	0.77	NA	1,696	33,541	5%
5	14	15	344	North Hartland	I-C2	Vacant -former Johnson Piano	Savage Hart Farm LLC	0.40	NA		17,424	0%
6	14	16	60	Jasmin Lane	I-C2	Jasmin Auto Repair/Sales	Jasmin Family	7.19	NA	17,700	313,196	6%
7	14	17	98	Jasmin Lane	I-C2	Jasmin Storage	Raymond & Janice Jasmin	1.55	NA	2,256	67,518	3%
8	14	18	91/121	Ballardvale Dr.	I-C2	White River Inn & Suite and Holiday Inn Express	Larkin Family Partnership	4.65	189	150,714	202,554	74%
9	14	18-1	340	North Hartland	I-C2	Vehicle Sales/Venders/Retail	Piplyn Inc.	1.40	NA	12,664	60,984	21%
10	14	19	4	Ballardvale Dr.	I-C2	Bob's Citgo/Gas Station/repair	4 Ballardvale Drive LLC	0.90	NA	2,296	39,204	6%
11	14	20	104	Ballardvale Dr.	I-C2	Hampton Inn	Butson WRJ II LLC	2.52	93	52,120	109,771	47%
12	14	20-1	102	Ballardvale Dr.	I-C2	Fairfield Inn- Marriot	CHA Butson WRJ LLC	1.58	67	35,034	68,825	51%
13	14	21	132	Ballardvale Dr.	I-C2	Former Ibex Building - vacant	Cicotte Properties	3.25	NA	18,440	141,570	13%
						Total		31.81	430	325,735	1,385,644	

"I-C-2GCR"

INDUSTRIAL COMMERCIAL TWO-GENERAL COMMERCIAL/RESIDENTIAL ZONING DISTRICT (new)

Objective

To reserve locations for commercial and light industrial operations which require larger lots than are available in other commercial districts. The I-C Districts offer large, relatively level tracts of land with good highway access and sufficient distance to buffer existing residential neighborhoods and to allow for taller structures.

To provide for well-planned and coordinated commercial, mixed-use and compatible multi-unit residential development served by public transit, town water and sewer along an important Town gateway. The GCR District offers relatively level tracts of land with good highway access and provides opportunities for compact development and taller structures.

Permitted Uses

~~Adult Oriented Business~~
~~Agriculture~~
Bakery
Banking, Financial Institution
Bar
Farmstand
Food Assembly/Catering
Funeral Home
Garden Center
~~Hospital/Medical Center~~
Hotel, Motel, Inn
~~Light Manufacturing/Industry~~
~~Light Manufacturing/Retail Sales~~
Medical Clinic (No Size Limit)
Motor Vehicle Fueling Facility
Motor Vehicle Sales
Museum (No Size Limit)
Nursing Care Facility
Office (No Size Limit)
~~Parking Facility~~
Place of Worship
Printing, Publishing
Public Assembly Facility (No Size Limit)
Public Information Facility
Recreational Facility
Research, Testing Laboratory
Restaurant
Retail ≤ 10,000 Sq. Ft.
Veterinary Clinic

Permitted Upon Issuance of a Conditional Use Permit

~~Bed & Breakfast~~
Contractor's Yard
Contractor's Shop
Crematory
Daycare Facility
~~Dwelling, Multi-Unit~~
Home Business
~~Hospital/Medical Center~~
~~Junkyard~~
Kennel
~~Light Manufacturing/Industry~~
~~Light Manufacturing/Retail Sales~~
~~Manufacturing/Industry~~
~~Mixed-Use Building~~
Motor Vehicle Car Wash
Motor Vehicle Repair
Open Air Market
~~Parking Facility~~
Passenger Terminal
Public Facility
Retail > 10,000 Sq. Ft.
School
Storage, Mini/Self
Transportation Terminal
Warehouse

Area and Dimensional Standards (in feet)

<u>Minimum Area</u>			<u>Minimum Dimensions</u>		<u>Minimum Setbacks</u> (From Property Lines)		
<u>Dwelling</u>							
<u>Class</u>	<u>Unit</u>	<u>Lot</u>	<u>Width</u>	<u>Depth</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
1	10,000 FAR*	10,000	70	80	10	10	20
2	20,000	40,000	125	100	30	15	25
3	40,000	40,000	125	100	30	15	25

* Floor Area Ratio to be determined

Maximum Lot Coverage: 90%

Height: Structures up to a maximum of 60' are allowed as a permitted use provided the structures meet fire safety requirements established by the Hartford Fire Department.

TOWN OF HARTFORD ZONING REGULATIONS

DRAFT SUMMARY OF PERMITTED AND CONDITIONAL USES BY ZONING DISTRICT, APRIL 7, 2022

	GCR	COMMERCIAL/MIXED USE										RESIDENTIAL						RURAL				
		IC & IC2	HC	HCR	CB2	QCR	QG	QII	RC2	VB	VRC	R1-M	R-1	R-2	R-3	VR-1	VR-2	RL-1	RL-3	RL-5	RL-10	FC
Adult-Oriented Business		P																				
Agriculture		P					P											P	P	P	P	P
Bakery	P	P	P	P	P	P	P	P	P	P	C											
Banking, Financial Institution	P	P	P	P	P	P	C	C	C	C	C											
Bar	P	P	P	P	P	P	C	C	C	C	C											
Bed & Breakfast		C	C	C	P	C	C	P	P	P	P	C	C	C	C	C	C	C	C	C	C	C
Campground							C	C														
Cemetery							C	C	C	C	C							C	C	C	C	
Contractor's Yard	C	C	C	C	C	C			C													
Contractor's Shop	C	C	C	C	C	C			C	C	C											
Crematory	C	C	C	C		C																
Day-care Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Dwelling Unit, Single				P	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling Unit, Two				P	C	P	C	P	P	P	P	P	P	P	P	P	P	C	C	C	C	
Dwelling, Multi-Unit	C			C	P	C	C	P	P	C	C											
Farmstand	P	P	P	P	C	P	C	C	C	C	C											
Food Assembly/Catering	P	P	P	P	P	P	C	C	C	C	C											
Funeral Home	P	P	P	P	P	P	C	C	C	C	C											
Garden Center	P	P	P	P	C	P	C	C	C	C	C											
Home Business	C	C	C	C	C	C	C	C	C	C	C											
Hospital/Medical Center	C	P	P	C	C			C														
Hotel, Motel, Inn	P	P	P	P	P	C	C	C	C	C	C											
Junkyard		C																				
Kennel	C	C	C	C	C	C		C	C					C	C			C	C	C	C	C
Light Manufacturing/Industry	C	P	C	C	C	C		C	C													
Lt. Manufacturing/Retail Sales	C	P	C	C	C	C	C	C	C	C	C											
Lodging House					C				C			C										
Manufacturing/Industry		C																				
Medical Clinic ≤ 10,000 Sq. Ft.	P	P	P	P	P	P	C	C	C	C	C											
Medical Clinic 10,000+ Sq. Ft.	P	P	P	P	P	C	C	C	C	C	C											
Mixed-Use Building	C			C	P	C	C	C	C	P	C											
Motor Vehicle Car Wash	C	C	C	C	C	C																
Motor Vehicle Fueling Facility	P	P	C	C	C	C			C	C												
Motor Vehicle Repair	C	C	C	C	C	C			C													
Motor Vehicle Sales	P	P		C	C																	
Museum ≤ 10,000 Sq. Ft.	P	P	P	P	P	P	C	C	C	C	C											
Museum 10,000+ Sq. Ft.	P	P	P	P	C	C																
Nursing Care Facility	P	P	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C					
Office < 2,500 Sq. Ft.	P	P	P	P	P	P	P	P	P	P	P											
Office 2,500 - 10,000 Sq. Ft.	P	P	P	P	P	P	C	P	C	C	C											
Office > 10,000 Sq. Ft.	P	P	C	C	C	C		C														
Open-Air Market	C	C	C	C	C	C	C	C	C	C	C											
Parking Facility	C	P	C	C	C	C	C	C	C	C	C											
Passenger Terminal	C	C	C	C	C	C	C	C	C	C	C											
Place of Worship	P	P	P	P	P	P	C	C	C	C	C							C	C	C		
Printing, Publishing	P	P	P	P	P	P			C													
Public Assembly Facility <2,500 Sq. Ft.	P	P	P	P	P	P	C	C	C	C	C							C				
Public Assembly Facility 2,500-10,000 Sq. Ft.	P	P	P	P	C	P	C	C	C	C	C											
Public Assembly Facility > 10,000 Sq. Ft.	P	P	P	P	C	C	C	C	C	C	C											
Public Facility	C	C	C	C	C	C	C	C	C	C	C							C	C	C		
Public Information Facility	P	P	P	P	P	P	C	C	C	C	C											
Recreational Facility	P	P	C	C	C	C	C	C	C	C	C							C	C	C		
Research, Testing Lab	P	P	C	C	C	C		C	C													
Restaurant	P	P	P	P	P	P	C	C*	C	C	C											
Retail < 2,500 Sq. Ft.	P	P	P	P	P	P	P	P	P	P	P											
Retail 2,500 - 10,000 Sq. Ft.	P	P	P	P	P	P	C	C	C	C	C											
Retail 10,000+ Sq. Ft.	C	C	C	C	C	C																
School	C	C	C	C	C	C	C	C	C	C	C							C	C	C		
Storage, Mini/Self	C	C	C	C	C	C			C													
Transportation Terminal	C	C																				
Veterinary Clinic	P	P	P	P	P	P	C	C	C	C	C											
Warehouse	C	C	C	C	C																	

* No drive through restaurants in QII
All districts: Accessory uses, PUD, home occupations.