

**Approved
Minutes
Hartford Planning Commission
September 12, 2022**

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

Present: John Reid, Chair, (01-11-24) Bruce Riddle, Vice Chair, (02-07025) Robin Adair Logan (02-10-23), Toby Dayman (06-28-24), John Heath (03-22-24), Colin Butler (07-12-24), Kim Souza, Selectboard Liaison, and Jo-Ann Ells, Zoning Administrator

Absent: Dillon Bianchi (09-05-25)

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

Administrative Matters

1. Minutes

Colin Butler moved to approve the minutes of July 11, 2022 with one correction. Bruce Riddle seconded, and the motion passed unanimously.

Colin Butler moved to approve the minutes of August 1, 2022 with one correction. Bruce Riddle seconded, and the motion passed unanimously.

(Robin Adair Logan arrived.)

Bruce Riddle moved to approve the minutes of August 10, 2022. John Reid seconded, and the motion passed unanimously.

2. Administrative Permits

It was noted that an administrative permit was issued to Vermont Spirits at Quechee Gorge Village for a deck. Jo-Ann Ells explained that if they wanted to service alcohol on the deck, they would need to contact the Local Liquor Control Board.

3. Availability for the next Public Hearing

John Reid stated that he might not be available for the October 17, 2022 meeting. All other Commissioners anticipated being available.

4. Public comment

The Commission considered changing the order of the meeting by starting the Public Hearing at 6:00 p.m. followed by Administrative Matters. After a brief discussion, the

2. 09-12-22

Commission decided to keep the current order.

Heidi Duto asked if the email she sent Jo-Ann Ells earlier in the day (at 4:42 p.m.) had been shared with the Commission. Jo-Ann Ells stated that it had not, but would be forwarded to them.

It was agreed that "Update on Regional Planning Commission Activities" should be added to the administrative agenda as a regular item.

John Reid asked that "Zoning items in the Climate Action Plan" be added to the administrative agenda.

Darrell Herrick asked about the organization of the Regional Planning Commission. Bruce Riddle responded.

Public Hearing

John Reid opened the Public Hearing, read the hybrid hearing script, took a roll call, administered the oath, asked that people giving testimony state their name and mailing address, and explained the hearing process.

1. Application #22-22 by Brian and Laurie Conroy and Quechee Lakes Landowners Association (owners/applicants) for approval of a boundary line adjustment between lots 07-2118-000 and 07-0-GB, 271 Baker Turn, in the Quechee Lakes Planned Development.

Nate Steans was present on behalf of the applicants.

Jo-Ann Ells gave a quick description of the application and Nate Stearns reviewed background information including that the current owners of lot 07-2118-000 purchased the lot in 2010 and a recent survey revealed that a shed which was constructed in the 1980's was infringing on the side property line.

There was a brief discussion about why the proposal would not bring the shed into compliance with the side setback line. Jo-Ann Ells noted that the structure would remain a non-confirming structure and would not hinder any complying development on the lot in the future.

There was no Public Comment.

Bruce Riddle moved to close the Public Hearing. Colin Butler seconded, and the Public Hearing was closed.

Bruce Riddle moved to approve the application with one correction to the Findings of Fact. Toby Dayman seconded, and the motion passed unanimously.

Nate Stearns requested that application #3 on the Commission's agenda be continued to the Commission's October Hearing.

2. Application #22-23 by DEW Prospect Street, LLC and DEW Braverman, LLC (owners/applicants) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a Multi-Unit Dwelling, lots 46-0009-000, 46-0073-000, Maple Street and Prospect Street, White River Junction, in a CB-2 zoning district.

Ken Braverman, Don Wells, Kevin Worden, Adam Morse, and Mara Robinson were present.

Ken Braverman gave an overview of the project including:

- Prior and current development of the properties
- Number of units and building stories
- Parking
- Design
- Affordability/Partnership with Twin Pines Housing Trust/Evernorth
- Pedestrian/bicycle accessibility
- Proximity to public transit

Adam Morse reviewed the elevation plan and civil plans including the proposed site layout, access, parking, and stormwater treatment.

Mara Robinson reviewed the landscape plan.

It was questioned why the dumpster did not have plantings proposed on the north side and it was agreed that plantings should be added.

Adam Morse confirmed that there would be a railing on top of the retaining wall.

Bruce Riddle asked about the depth of the detention pond. Adam Morse stated that it was approximately 3'. He noted that there would be an overflow outlet in the pond, the pond would function as a rain garden, would not have standing water, and would be mowed.

Colin Butler commented that the landscaping plan was elaborate and asked what it would look like in 5 years.

Mara Robinson stated that the landscape plan was designed taking into consideration Vermont winters. She noted that the location and type of plantings were chosen after careful thought. Jo-Ann Ells noted that the Findings of Fact require the plantings to be maintained.

John Heath asked about visitor parking spaces.

Adam Morse noted that there are public parking spaces on Prospect Street.

Ken Braverman stated that based on past experiences with similar projects he was confident that parking was adequate for residents and visitors.

Andrew Winter of Twin Pines Housing Trust commented that all of the parking spaces in the garage would be assigned to residents.

It was noted that the vehicular entrance to the garage would not have a door, but would have security cameras.

It was confirmed that signage would be installed to designate resident's parking spaces.

It was noted that the buried propane tanks should be shown on the plans.

It was agreed that additional lighting needed to be provided at the bottom of the HC ramp.

Toby Dayman requested that additional plantings be added in front of the retaining wall and along the concrete wall of the building on the south side.

Colin Butler asked if Hartford's rules have a maximum height for retaining walls. Jo-Ann Ells explained that retaining walls over 42" in a commercial zoning district are required to be certified by an engineer.

Toby Dayman and Colin Butler questioned the adequacy of parking.

Ken Braverman commented that he did not expect a lot of vehicles given the units are for affordable/workforce housing, that the property is in a walkable location, and is on a public transit route. Colin Butler noted there is no public transit during the evenings or on weekends. Ken noted that a family might have one car, but it is not expected that they would have more than one car.

Andrew Winter noted that Twin Pines has a lot of experience with affordable housing projects and is confident that parking is adequate.

It was acknowledged that a person who works a second or third shift may not choose to live in the development if they do not have a car given the lack of public transportation in the evenings and on weekends.

Bruce Riddle suggested that conduit for EV charging stations be installed.

Robin Adair Logan congratulated the applicant and design team on developing a beautiful project.

There was a brief discussion about energy standards and considerations taken to construct next to an active railroad track.

John Heath asked about the affordability of the units. Ken Braverman explained that the funding for the project requires 30 units be perpetually affordable.

Colin Butler asked if permeable pavement had been considered. Kevin Worden stated that capital and maintenance costs prevent permeable pavement from being an option for the project.

John Reid asked for Public Comment

Darrell Herrick of Blanchard Drive asked if fencing was needed adjacent to the railroad tracks. Ken Braverman commented that it was difficult to access the tracks.

Heidi Duto asked why the project was being reconsidered. Jo-Ann Ells explained that the applicant met with the Planning Commission in January to get informal, non-binding feedback before making a formal application.

John Reid commented that there is a pressing need for housing.

Bruce Riddle moved to close the Public Hearing. Colin Butler seconded, and the Public Hearing was closed.

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

Robin Adair Logan apologized for having to leave the Hearing.

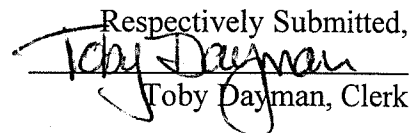
Bruce Riddle moved to approve the application with the changes as discussed. Colin Butler seconded, and the motion passed unanimously.

3. Application #22-24 by Upper Valley Haven, Inc., and Saint Paul's Episcopal Church (owners/applicants) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations involving a motion to reconsider the requirement to provide an internal access drive, 713 and 749 Hartford Avenue, lots 43-0074-000 and 43-0092-000, Wilder, in a VR-C zoning district and a Planned Development.

Bruce Riddle moved to continue the Hearing on application #22-24 to October 17, 2022. Colin Butler seconded, and the motion passed unanimously.

Adjournment

At 8:05 p.m., Bruce Riddle moved to adjourn. Toby Dayman seconded, and the Hearing was adjourned.

Respectively Submitted,

Toby Dayman, Clerk