

**Approved
Minutes
Hartford Planning Commission
April 15, 2024**

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

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

Absent: Kim Souza, Selectboard Liaison

John Reid read the hybrid meeting script, and took a roll call.

Administrative Matters

1. Public Comment

None

2. Elect officers

Colin Butler moved to re-elect the existing officers; John Reid Chair, Bruce Riddle, Vice Chair, and Toby Dayman, Clerk. Dylan Kreis seconded, and the motion passed unanimously.

3. Minutes

Bruce Riddle moved to approve the minutes of March 11, 2024. Colin Butler seconded, and the motion passed unanimously.

4. Administrative Permits

The following administrative permits were reviewed:

- Maxfield, Batting Cage & Bullpen
- Bugbee, Food/Baked Goods Trailer

5. Act 250 Applications

None

6. Town Plan Steering Committee update

Bruce Riddle noted that he is expecting information from Town Planning Staff on Housing and Economic Development.

7. Regional Planning Commission update

Bruce Riddle reported that the RPC is planning to revise the Regional Plan and a draft is expected to be ready in July. He noted the RPC is following potential changes to Act 250 and potential money from the State that may be available to Towns for development of housing.

8. Climate Action Plan update

John Reid noted that the State Energy Code is being revised and will be effective in July. He noted that the Town's Environmental Sustainability Coordinator, Dana Clawson, will be scheduling a workshop with the Planning Commission/Zoning Board of Adjustment/Energy Committee to review the changes including any effect on the Planning Commission's review criteria.

9. Availability for May Public Hearing

All Commissioners anticipated being available for the May 20, 2024 Public Hearing. Bruce Riddle noted that he will need to leave this Hearing at 8:20PM.

Public Hearing

John Reid opened the Public Hearing.

It was noted that two applications by Black Rock Investment, LLC (#23-23 & #23-25) were scheduled to be on tonight's agenda (the applications were continued from February 5, 2024). However, the applications were not ready to be heard and the applicants requested to be on the Commission's agenda in May. Bruce Riddle moved to continue the applications to the Commission's May 20, 2024 Hearing. Dylan Kreis seconded, and the motion passed unanimously.

1. Application #24-01 by Guernsey Ruth Hall Revocable Trust (owner) and Summit Distributing (applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for approval of a car wash, lot 44-0041-000, Sykes Mountain Avenue, White River Junction, in an IC zoning district.

Tom Frawley, Nicole Duquette, Aaron Farbo, and Robert Bollinger were present.

Jo-Ann Ells noted that the Zoning Board opened the Hearing last week and continued it in order, among other things, for a third party review of the noise study to be conducted.

Nicole Duquette introduced herself and:

- Reviewed the general layout of the project
- Explained how the vacuums operate
- Noted that the rear vacuum structure will be moved closer to the dumpster as required by the Zoning Board
- Gave an overview of the utilities and stormwater system
- Noted that the proposed fence in the rear of the lot will be moved in to allow additional landscaping behind the fence
- Explained that the design of the snow storage areas in the rear of the lot will be amended to function like rain gardens
- Noted that the rear vacuums will be turned off at 8PM
- Reviewed the photometric plan
- Reviewed the elevation plan

It was noted that the photometric plan and elevation plan were missing from the hard copies of the application.

Colin Butler noted that the application materials reference preserving the wooded area and questioned if this was an accurate statement. The existing and proposed wooded area depicted on the site plan was reviewed and Tom Frawley offered to submit a calculation of the percentage of the wooded area that is proposed to be removed.

Aaron Farbo explained that foliage was not considered when the noise study was prepared and added that it takes 100 linear feet of dense growth to effect noise.

Colin Butler asked if the applicant had any environmental concerns regarding what is currently buried on site. Tom Frawley stated that he did not have any concerns, and noted that what is buried there now are fairly new propane tanks.

It was noted that the “granite” curbing noted in the application materials needed to be changed to “concrete.”

The proposed circulation pattern and need for easements was reviewed.

John Heath asked if there would be employees on site. Nicole Duquette stated that there would be 2-3 employees on site when the car wash is open.

John Heath expressed concern with the traffic pattern. Nicole Duquette noted that in addition to directional signage, there would be pavement markings.

Toby Dayman asked where employees would park. Nicole Duquette stated that employee would park on the adjacent gas station lot owned by the applicant.

It was noted that the dumpsters would be shared with the gas station on the adjacent lot.

Tom Frawley stated that he agreed to restrict trash removal to daylight hours.

Nicole Duquette stated that the applicant could install signage outlining the hours for the rear vacuums.

Toby Dayman noted that the location and height of existing and proposed fencing needed to be clarified on the plans.

Toby Dayman suggested adding 3 Fraser firs to the south of the proposed plantings, and some narrower species south of that.

Toby Dayman noted that the red maples were spaced far apart and suggested adding additional landscaping to the area.

Dillon Bianchi asked where the existing EV charging stations would be moved to. Tom Frawley stated that they would be moved to the gas station lot in the spaces adjacent to Sykes Mountain Avenue.

Dylan Kreis suggested adding signage to prevent vehicles from exiting through the gas station lot from the rear of the project lot.

Dylan Kreis asked if vehicles in the loading zone on the gas station lot would block the flow of traffic. Nicole Duquette stated that this is not an issue.

Dylan Kreis expressed concern with the ability of a vehicle to exit the wash lane if they need to leave and general concern with congestion on site.

Tom Frawley stated that it takes 3 minutes to get from the pay station through the car wash.

John Reid asked about how the grease and grit separator functions. Nicole Duquette responded.

John Reid asked the applicant to review the photometric plan. Nicole Duquette reviewed the plan noting it was conservative as it did not consider trees or fencing.

John Reid noted that employee parking needed to be included in the lease.

John Reid suggested the bypass lane be included in the lease and asked for it to be more clearly shown on the site plan.

John Reid asked for public comment.

Gordon Brown, 39 Cedar Street, asked Jo-Ann Ells to share an aerial map of his property from Google Maps. He expressed concern with dead trees in the wooded area, and ponding from runoff on his property and his neighbors. He stated that he was in favor of the fencing being moved inward and additional landscaping being added behind the

fence. He noted he was concerned with headlights shining on his property and noise.

Tom Frawley noted he was willing to fix/replace the fence along the shared property line between Brown and Rexall, add landscaping in this area and will make sure the fences are tall enough to block headlights.

Susan Caruso, 50 Beech Street, expressed concern with lights from headlights. Tom Frawley stated that the proposed fencing would address this and noted where the proposed fencing would be located.

Susan Caruso expressed concern with noise, added traffic and congestion.

Pat Caruso, 50 Beech Street, added that he was concerned with the potential for traffic to back up on Sykes Mountain Avenue.

Amanda Metivier, 27 Ash Street, expressed concern with the loss of trees in the wooded area, the health of the trees in the wooded area, and homeless encampments in the wooded area.

Keith Tompson, 21 Cedar Street, stated that he agrees with the concerns expressed by his neighbors, flooding on his property, the high percentage of dead trees in the wooded area, potential loss of water pressure, and lower property value.

After a discussion regarding snow melt, Nicole Duquette stated that the proposed snow storage area along the eastern border shared with the commercial lot would be removed.

Jo-Ann Ells reviewed items that the applicant needed to address based on the discussion.

Dave Kendall asked about emergency access to the back of the lot. Nicole Duquette reviewed.

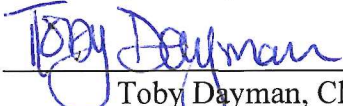
Susan Caruso asked if the neighbors could have a cell number to call in the event of issues. Tom Frawley offered that there is an 800 number he can share.

Bruce Riddle moved to continue the Hearing to May 20, 2024. Colin Butler seconded, and the motion passed unanimously.

Adjournment

At 8:40 p.m., Bruce Riddle moved to adjourn. Colin Butler seconded, and the Hearing was adjourned.

Respectively Submitted,



Toby Dayman, Clerk

Planning Commission Terms

Toby Dayman 06-28-24

Colin Butler 07-12-24

Bruce Riddle 02-07-25

Dillon Bianchi 09-05-25

Dylan Kreis 6-26-26

John Reid 02-05-27

John Heath 03-11-27