

**Approved
Minutes
Hartford Planning Commission
July 29, 2024**

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

Present: Bruce Riddle, Toby Dayman, John Heath, Colin Butler, and Dylan Kreis Kim Souza, Selectboard Liaison, and Jo-Ann Ells, Zoning Administrator

Absent: John Reid and Dillon Bianchi

Bruce Riddle read the hybrid meeting script, and took a roll call.

Administrative Matters

1. Public Comment

None.

2. Minutes

Colin Butler moved to approve the minutes of June 24, 2024 with corrections. John Heath seconded, and the motion passed unanimously.

3. Administrative Permits

Jo-Ann Ells noted that an administrative permit had been issued for a play structure at the Upper Valley Aquatic Center

4. Act 250 Applications

Jo-Ann Ells noted that the following two applications were submitted to Act 150 and added that the Planning Commission has previously approved both projects:

- Catamount, Self-Storage, Route 14
- Jasmin Auto, Repair Parking, Jasmin Lane

5. Town Plan Steering Committee update

Bruce Riddle stated that the Town Plan Steering Committee had met recently.

6. Regional Planning Commission update

2. 07-29-24

Bruce Riddle explained that at his request, Jo-Ann Ells had emailed the Commission information about recent legislative changes. Colin Butler noted that he would appreciate an overview of the changes. Bruce Riddle noted that additional information would be available in the fall.

7. Climate Action Plan update

Tabled.

8. Modification to existing cell tower by T-Mobile, 1405 Connecticut River Road

The Planning Commission did not have any comments on the proposal.

9. Availability for the next Public Hearing

All Commissioners expected to be available for the September 5, 2024 Hearing.

Public Hearing

Bruce Riddle opened the Public Hearing, read the remote meeting script, explained the Hearing process, interested party rule, and administered the oath.

1. Application #24-09 by 99 Depot Street, LLC (owner) and Orian Welling (applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations to convert an existing building to a Multi-Unit Dwelling, lot 22-0253-000, 99 Depot Street, Wilder, in VR-C and R-1 zoning districts.

Orian Welling was present. He gave an overview of the project.

John Heath expressed concern with snow falling off the east side of the building into the parking space. It was agreed this space would not be plowed/used during the winter months.

John Heath and Toby Dayman suggested the applicant provide room for a vehicle to back out of the last parking space in the back of the lot. Orian Welling confirmed this was possible.

Colin Butler questioned what the rectangles near the eastern curb cut represent. Orian Welling explained that they represent concrete blocks likely placed by the neighbor on the property line.

Dylan Kreis stated that he appreciated that conduit for EV charging would be installed, and that the applicant is addressing invasive species on site.

It was noted that a scale should be added to the site plan.

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There was no public comment.

Colin Butler moved to close the Public Hearing. Toby Dayman seconded, and the Public Hearing was closed.

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

Colin Butler moved to approve the application with the noted changes. Dylan Kreis seconded, and the motion passed unanimously.

2. Application #24-10 by the Town of Hartford (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations and the Quechee Lakes Master Plan for an addition to the Quechee Fire Station, lot 12-0027-002, 131 Willard Road, Quechee, in the Quechee Lakes Planned Development.

Chief Scott Cooney, Jim Wasser of Studio Nexus, and Adam Morse of Engineering Ventures were present.

Scott Conney gave an overview of the history of the project and Jim Wasser and Adam Morse reviewed the site plan.

Bruce Riddle asked if the building would be sprinkled. Jim Wasser confirmed that it would.

It was noted that the addition was not in the wetlands or the stream's riparian buffer.

Adam Morse explained that stormwater from the existing parking area will continue to sheet drain to the south.

Scott Cooney confirmed that trash is stored inside and taken out in bins for pickup.

Toby Dayman asked if the facility is open to the public. Scott Cooney confirmed it is open to the public.

Dylan Kreis noted that the project will be an asset to the community and voiced his support.

There was no public comment.

John Heath moved to close the Public Hearing. Colin Butler seconded, and the Public Hearing was closed.

John Heath moved to approve the application. Dylan Kreis seconded, and the motion passed unanimously.

3. Application #24-11 by 12 Tremont Street, LLC (owner) and Tim Sidore (applicant)

for Final Approval of a Planned Development under the Subdivision Regulations and section 260-47 of the Hartford Zoning Regulations for a Multi-Unit Dwelling, lot 09-0072-000, 1200 Christian Street, Hartford, in a R-3 zoning district.

4. Application #24-12 by 12 Tremont Street, LLC (owner) and Tim Sidore (applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations to convert an existing structure into a Multi-Unit Dwelling, lot 09-0072-000, 1200 Christian Street, Hartford, in a Planned Development.

Tim Sidore, owner/applicant, Jim Wasser, Studio Nexus, and Adam Morse, Engineering Ventures were present.

Bruce Riddle noted that applications #24-11 and #24-12 would be discussed at the same time for simplicity.

Jo-Ann Ells noted that the Zoning Board of Adjustment had continued the Hearing on the application to September so that the applicant could obtain a traffic study.

Tim Sidore stated that they are excited to redevelop the property and bring needed housing to the area. He said that they tried to respond to feedback from the Commission and public, and want to preserve the site as much as possible while providing new housing.

Jim Wasser noted that since Preliminary approval of the Planned Development a Landscape Architect, Paul Simon of Park Architecture, has joined their team.

Jim Wasser reviewed the proposed amenities.

Jim Wasser noted that the existing building is concrete blocks making moving walls difficult. He added that while some of the units are very small, they believe there is a demand for small units in an underserved population of the community.

Paul Simon reviewed the landscape plan.

Bruce Riddle asked the applicant about the location of the entrances to the building. Jim Wasser noted their locations.

It was noted that there would be a signed parking spot for delivery vehicles on the south side of the building.

Bruce Riddle asked what would happen to the existing commercial kitchen. Jim Wasser stated that it would be removed.

Jim Wasser confirmed that the existing sprinkler system would be updated.

Existing and proposed parking surfaces were reviewed.

Adam Morse noted that trees along Christian Street would be thinned to provide better sight distance.

Colin Butler voiced opposition to the proposed parallel parking spaces along Brookside Drive. Jim Wasser explained that the configuration was based on input from DPW who did not support cars backing out into the street.

Colin Butler asked how vehicles entering Brookside Drive from the northern intersection with Christian Street could access the parking spaces without doing a U-turn. Jim Wasser stated that vehicles might do a U-turn.

Colin Butler noted that drivers and some passengers exiting their vehicles in this area would be exiting into the street. He noted he preferred that parking in this area be limited to two 90 degree accessible parking spaces.

Adam Morse offered that a 6'-8' aisle between the vehicle and street will be provided for the three parking spaces closest to Christian Street.

Colin Butler noted that vehicles will need to access the parking spaces along Brookside Drive by entering Brookside Drive from the southern intersection with Christian Street.

Colin Butler asked what the reference to "concrete" referred to on the survey. The applicant did not know. It was noted that this needed to be clarified.

Colin Butler expressed concern with the size of the units.

The Commission took a 5 minute break.

It was confirmed that there is no way to access the parking spaces on Brookside Drive without entering from the South.

John Heath asked if any of the units would be accessible. Jim Wasser stated that there would be a minimum of two accessible units.

John Heath asked about energy upgrades. Jim Wasser stated that they would like to install solar on the roof and that most of the new insulation would be on the roof.

John Heath asked if there were any rules pertaining to minimum unit size. Jim Wasser stated that he was not aware of any.

Toby Dayman asked if parking spaces would be assigned to units. Tim Sidore confirmed.

Toby Dayman commented that providing 6 parking spaces along Brookside Drive was not a lot of added traffic to Brookside Drive.

Toby Dayman questioned the amount of pavement/lack of green space along the northern side of the building. Jim Wasser noted that plantings can be added in this area.

Dylan Kreis commented that the project feels more like a project what would be located in a downtown and expressed concern with the ability for residents without a car to access services, parks, etc.

Tim Sidore commented on the density when the nursing home was operating, reduced traffic impact, and location of existing multi-unit dwellings in the neighborhood. He noted that they are targeting the population that wants to be near but not in the downtown.

Dylan Kreis asked the applicant to be mindful about the use/protection of the wetland area. Paul Simon explained that a proposed walking path near this area would provide viewing opportunities, but he did not believe residents would be inclined to walk into the area. Dylan Kreis asked the applicant to think about ways to deter people from entering the area.

Tim Sidore offered that he had reached out to Advance Transit about providing a bus stop and added that they would be providing a shared vehicle for residents.

Jim Wasser noted that 40 parking spaces would be EV capable.

Bruce Riddle acknowledged the receipt of a letter from neighbors and gave a brief overview.

Colin Butler suggested that the pavement to the north of the three parking spaces to the north of the building closest to Chirstain Street be cross hatched.

Bruce Riddle asked for public comment.

Lee Anne Heeremans voiced support for the project.

Susan Loskutoff expressed concern with density, lack of amenities, security, public transit, sidewalks in the area, parking, and limited information regarding traffic.

Mark Detzer expressed concern with the effect of the project on the character of the neighborhood, small units, lack of parking if tenants have more than one car, lack of visitor parking, the unlikelihood that AT will add a bus stop nearby, the ability of residents to get where they need to go without a car, noted the closest AT stop is about a mile away, and the closest grocery store is about 2 miles away, and density. He added that this is not NIMBY but that he wants to see the best project possible.

Tim Fariel noted that he once worked for the applicant and commented that they have made exceptional contributions to the community. He asked the Planning Commission to look closely at lighting and, while unrelated to the application, to look at the lack of

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accessible parking spaces in downtown WRJ.

Hilde Ojibway noted that if she were living there, she would like to see less density and more amenities.

Ann Kerrigan expressed concern with density, parking, the possibility that cars would be parked on the adjoining streets, adequate parking for delivery vehicles, and traffic, and asked how long the units would need to remain affordable.

Jen Horn expressed concern with density, parking, and tracking the affordable units.

Audrey Devost expressed concern with the planting of species that are toxic to pets.

Jen Horn added she is concerned with the proposed placement of the concrete dumpster pad in the riparian buffer.

Tim Sidore clarified that lease agreements would limit one vehicle per unit.

It was noted that visitor parking spaces should be signed as such.

Bruce Riddle suggested continuing the application to September in order for the applicant to obtain a traffic study.

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

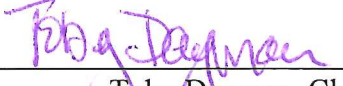
Mark Detzer asked the Planning Commission to review the correlation between density and parking.

Bruce Riddle moved to continue the Hearing to September 5, 2024 in order for the applicant to obtain a traffic study. He noted the study needed to be submitted by August 8, 2024. He added that the applicant should also submit information regarding feedback from Advance Transit for the bus stop and information describing how the car share program will work. Colin Butler seconded, and the motion passed unanimously.

Adjournment

At 9:00 p.m., Toby Dayman moved to adjourn. Colin Butler seconded, and the Hearing was adjourned.

Respectively Submitted,



Toby Dayman, Clerk

Planning Commission Terms

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
Toby Dayman 06-24-27
Colin Butler 06-24-27