

**APPROVED
Minutes
Hartford Planning Commission
October 7, 2024**

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

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

Absent: Toby Dayman,

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

Administrative Matters

1. Public Comment

None.

2. Minutes

Colin Butler noted several corrected to the September 5, 2024 draft minutes and moved to approve the minutes with the noted changes. John Heath seconded, and the motion passed unanimously.

3. Administrative Permits

Jo-Ann Ells reviewed the following administrative permits:

- Riverwalk, Corner of Maple St. & Prospect St., fencing, smoking shelter, EV charger.
- Wilder School, Norwich Ave., sheds & playground equipment
- High School, Highland Ave., Football field netting

Kim Souza noted that the adjacent businesses will be happy to hear there is a designated smoking area for Riverwalk. She asked if a pet walking area was considered for the project. John Reid commented that he did not recall pet walking area being discussed.

4. Act 250 Applications

Jo-Ann Ells noted the following act 250 applications that the Planning Commission has approved:

2. 10-07-24

- Quechee Fire Station, Willard Rd., addition
- Jasmin Auto, Jasmin Lane, Parking

5. Climate Action Plan update

John Reid stated that the Climate Action Committee will be holding a public meeting this year to hear citizen's concerns about public hazards and preparedness.

6. Regional Planning Commission update

Bruce Riddle stated that the RPC has opened public hearings on the update and noted he plans to attend one of the hearings.

7. Town Plan Steering Committee update

No report.

8. Availability for the next Public Hearing

Jo-Ann Ells noted that there were no applications for the Planning Commission to review in November and asked that Commissioners keep the meeting date of Wednesday, November 13th open in case the Town Planner requests to have a meeting.

Public Hearing

John Reid opened the Public Hearing, explained the Hearing process, and interested party rule, and administered the path.

1. Application #24-13 by Good Neighbor Health Clinic (owner) and Elizabeth Austin (applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for the installation of a "Harm Reduction Vending Machine," lot 45-0118-000, 70 North Main Street, White River Junction, in the CB zoning district.

Elizabeth Austin gave an overview of the purpose of the project.

John Reid questioned why the Planning Commission was hearing the application.

Jo-Ann Ells noted that it is a change to their site plan and because she believed the public should be able to comment given the uniqueness of the project an administrative permit was not discussed.

Elizabeth Austin shared that she talked with organizations in St. Johnsbury, VT and Littleton, NH who reported positive experiences with providing harm reduction vending machines.

John Reid noted that he recently read an article about the benefits of making Narcan accessible.

Dylan Kreis asked about vandalism. Elizabeth Austin stated that she expects people to take what they need and noted there is nothing that will restrict access to items.

It was agreed that a trash receptacle should be provided.

Elizabeth Austin noted the vending machine will not have needles but will have containers to dispose of needles.

Barbara Farnsworth of the Good Neighbor Health Clinic Board expressed support for the project.

Colin Butler commented that he wondered if more sharps disposal containers could be made available in town. Jo-Ann Ells stated she would pass this on to the Safety Committee.

Dylan Kreis noted that the Police and Fire Departments can be contacted for disposal if needles are found by members of the public.

There was no public comment.

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

John Heath moved to approve the application. Colin Butler seconded, and the motion passed unanimously.

2. Application #24-14 by Andrew and Shyla Stewart (owners/applicants) for approval of the subdivision of lot 04-0012-000 into two lots, Jericho Street and Newton Lane, Hartford, in RL-5, RL-10, and Rural Lands zoning districts.

Andrew and Shyla Stewart were present.

Jo-Ann Ells gave an overview of the application.

The Commission discussed the location and topography of the proposed lot and building envelope.

Abutter Alex Hartov asked about development of the property. Jo-Ann Ells noted that the application did not include a proposal for development.

John Heath moved to close the Public Hearing. Dillon Bianchi seconded, and the Public Hearing was closed.

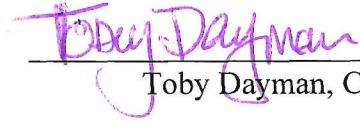
Colin Butler moved to approve the application. Dillon Bianchi seconded, and the motion passed 5-1. John Heath noted that he did not believe the application met the requirements of section 200-2 D and E of the Subdivision Regulation.

4. 10-07-24

Adjournment

At 6:55 p.m., Colin Butler moved to adjourn. John Heath 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