

APPROVED
Minutes
Hartford Planning Commission
January 13, 2025

**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. Minutes

Bruce Riddle moved to approve the minutes of October 7, 2024. Dillon Bianchi seconded, and the motion passed unanimously.

3. Administrative Permits

It was noted that the following projects received Administrative Permits:

- Summit Distributing, Quechee Mobile, remove building/upgrade parking
- Snow Village, Deck
- Northern Stage, EV Changing stations
- White River Toyota, temporary structures
- Tea House, food truck
- Lakeland Golf Course, riverbank repairs
- Twin Pines Housing Trust, EV charging stations
- Twin River Urology, Saturday hours

4. Act 250 Applications

It was noted that an Act 250 application by Catamount Self Storage on Route 14 had been submitted.

5. Town Plan Steering Committee update

No report.

6. Regional Planning Commission (RPC) update

Bruce Riddle stated that the RPC wants to present their draft Regional Land Use Plan to the Commission. John Reid asked that this be added to the Commission's administrative agenda before a formal presentation is done.

7. Climate Action Plan update

John R. shared that the Nature Conservancy and the Town hosted a meeting regarding potential hazards. A report is being prepared by the Nature Conservancy which will be shared with the Commission.

8. Availability for the next Public Hearing

All Commissioners anticipated being available for the February 24th Hearing.

Public Hearing

John Reid opened the Public Hearing, explained the Hearing process, and administered the oath.

1. Application #24-15 by Giri White River 91, LLC and Piplyn Inc. (owners/applicants) for approval of a lot line adjustment between lots 14-0018-001 and 14-0018-BV, 91 and 121 Ballardvale Drive and 340 North Hartland Road, Hartford, in the GCR zoning district.

Carl Lisman was present.

Jo-Ann Ells gave a brief overview of the application.

Colin Butler noted he was not supportive of the request for a full boundary survey.

There was a brief discussion about the history of the properties.

Colin Butler noted that the VT Parcel Viewer website indicates that the Piplyn parcel was transferred to the US Government in 2024. After a discussion, it was agreed that the Commission would add a condition to the Decision requiring proof of ownership.

Colin Butler noted that an access easement appeared to be necessary for access from a door on the north side of the building onto lands of Giri. It was agreed that a condition would be added to the Decision requiring submission of a copy of all access and maintenance easements.

3. 01-13-25

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 the noted changes. Dylan Kreis seconded, and the motion passed unanimously.

2. Application #25-01 by Alexander and Candice DeFelice (owners/applicants) for approval of the subdivision of lot 42-0061-000 into two lots, 565 Maple Street, Hartford, in a R-1M zoning district. (The applicants requested a continuance.)

Adjournment

At 7:00 p.m., Bruce Riddle moved to adjourn. Dillon Bianchi 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

