

**Approved
Minutes
Hartford Planning Commission
June 9, 2025**

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

Present: John Reid, Toby Dayman, Dillon Bianchi, Colin Butler, Brandon Smith, Selectboard Liaison, and Jo-Ann Ells, Zoning Administrator

Absent: Bruce Riddle, Dylan Kreis, and John Heath

Administrative Matters

1. Public Comment

None.

2. Bliss Road Tower Replacement

Emily Garret of Downs, Rachlin, Martin introduced herself and reviewed a number of slides outlining the gap in cell service coverage, vertical diagram of the existing and proposed tower, location of antennas on the tower, location of the project, and several photographic simulations.

She noted that the applicant was requesting a letter of support from the Planning Commission.

After some discussion, the Planning Commission agreed to authorize John Reid to draft a letter of support after a favorable review of additional information regarding 1.

Confirmation that if the tower fails the tower will not fall on another property or, if it can, there's adequate protection for the property owner. 2. Information outlining why the T Mobile antenna will be at a higher elevation.

Public Hearing

John Reid opened the Public Hearing and administered the oath.

1. Application #25-10 by Consolidated Communications of Vermont Company, LLC (owner) and the Center for Cartoon Studies (applicant) for approval of the subdivision of lot 45-0116-000 into two lots, corner of Gates Street and Currier Street, White River Junction, in the CB zoning district.

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

2. 06-09-25

The purpose (access to internal stairs) of the access easement was clarified.

There was no public comment.

Colin Butler 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 unanimously.

Administrative Matters Continued

1. Discuss Fire Policy

Tabled

2. Minutes

Dillon Bianchi moved to approve the minutes of March 31, 2025. Colin Butler seconded, and the motion passed unanimously.

3. Administrative Permits

Jo-Ann Ells reviewed the following administrative permits:

- Home Comfort Warehouse
- Keep it Simple
- Emerge
- Memorial, post WWII Veterans
- Food Truck, Honda

4. Act 250 Applications

Jo-Ann Ells reviewed the following application that has been submitted to Act 250:

- Demo, Quechee Main Street

5. Town Plan Steering Committee update (Bruce)

Tabled

6. Regional Planning Commission update/Land Use Plan (Bruce)

Tabled

7. Climate Action Plan update (John R.)

3. 06-09-25

Tabled.

8. Availability for the next Public Hearing (July 14, 2025)

Dillon Bianchi noted he was not available for this Hearing.

Adjournment

At 6:55 p.m., Colin Butler moved to adjourn. Dillon Bianchi seconded, and the Hearing was adjourned.

Respectively Submitted,



Toby Dayman, Clerk

Planning Commission Terms

Dillon Bianchi 09-05-25

Dylan Kreis 6/26/2026

John Reid 02-05-27

John Heath 03-11-27

Toby Dayman 06-24-27

Colin Butler 06-24-27

Bruce Riddle 02-03-28

