

HARTFORD PLANNING COMMISSION
July 14, 2025
Meeting Notice and Agenda

The Hartford Planning Commission will meet on Monday, July 14, 2025, beginning at 6:00 p.m. to consider the following Administrative Matters and Applications.

This meeting will be conducted in person at Hartford Town Hall, 171 Bridge Street, White River Junction, Vermont. In addition, you may join the meeting remotely as follows:

Microsoft Teams
[Join the meeting now](#)
Meeting ID: 232 110 295 261 5
Passcode: dU7px3xS

Dial in by phone
[+1 802-377-3677, 346271562#](#)
(802) 377-3677
Passcode: 346 271 562#

If you have problems accessing this meeting, please email Jo-Ann Ells at jells@hartford-vt.org

A. Administrative Matters beginning at 6:00 p.m.

1. Public Comment. 2. Minutes. 3. Administrative Permits. 4. Act 250 Applications. 5. Town Plan Steering Committee update. 6. Regional Planning Commission update/Land Use Plan. 7. Climate Action Plan update. 8. Availability for the next Public Hearing.

B. Public Hearing, beginning at 6:30 p.m.

1. Application #25-11 by Hartford Community Restorative Justice Center, Inc. (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for additional dwelling units and meeting space, lot 46-0006-000, 113 Maple Street, White River Junction, in a CB-2 zoning district.

Please call the Department of Planning and Development (802) 295-3075 to request copies of the application materials. Persons wishing to be heard regarding these applications may do so by participating in the meeting, having another party participate in the meeting on their behalf, and/or by submitting written testimony.

An interested person who has **participated** in a municipal regulatory proceeding may appeal a decision rendered in that proceeding to the Vermont Environmental Court. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding.

John Reid, Chair

**Planning Commission
Administrative Agenda
July 14, 2025**

1. Public Comment
2. Minutes June 9, 2025
3. Administrative Permits
 - Vreeland Clinic VA Cutoff Road
 - QLLA, relocate golf bag room
 - QLLA, new T-bar shack
4. Act 250 Applications
 - QLLA, golf cart barn
5. Town Plan Steering Committee update (Bruce)
6. Regional Planning Commission update/Land Use Plan (Bruce)
7. Climate Action Plan update (John R.)
8. Availability for the next Public Hearing (August 11, 2025 *early*)

**DRAFT
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

**DRAFT
FINDINGS OF FACT
CONCLUSIONS OF LAW
AND
DECISION**

HARTFORD PLANNING COMMISSION

**Application #25-11 by Hartford Community Restorative Justice Center, Inc.
for Site Development Plan Approval
for additional dwelling units and meeting space
lot 46-0006-000, 113 Maple Street
White River Junction, in a CB-2 zoning district**

This decision pertains to application #25-11 by Hartford Community Restorative Justice Center, Inc. (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for additional dwelling units and meeting space, lot 46-0006-000, 113 Maple Street, White River Junction, in a CB-2 zoning district.

FINDINGS OF FACT

Based upon the information contained in the exhibits for this application (see attached list) and the evidence adduced at the Planning Commission meeting of July 14, 2025 the Hartford Planning Commission makes the following Findings of Fact:

General Information

1. The owner of record of lot 46-0006-000 is the Hartford Community Restorative Justice Center, Inc., who acquired the lot on 11-17-22. The deed is recorded in volume 607, page 421 of the Hartford Land Records.
2. The lot is approximately 9,499 sq. ft.
3. The lot is located at 113 Maple Street in White River Junction.
4. The lot is developed with a three-unit dwelling.
5. The lot is in the CB-2 zoning district.

This Application

6. The applicant proposes to renovate an existing attached barn/garage to create two-dwelling units and a community meeting space for residents. After the conversion, there will be 5 dwelling units.

7. According to the applicant, “The Hartford Community Restorative Justice Center bought a house located at 113 Maple Street in downtown White River Junction in 2022. This house, built in 1880, has three apartments and an attached large barn/garage. The current units are 2 two-bedroom, one bath and 1 one bedroom, one bath unit and the tenants are all supervised by the HRJC.

It is situated on a brownfield site and with help from the State of Vermont, an air filtration system has been added to mitigate the effects of the brownfield site, and with a Vermont Housing Improvement Program grant. The building has been fully inspected by the Fire Marshal and Health Officer and the current units have been upgraded and comply fully with Vermont rental health and fire codes.

We would like to rehabilitate the large barn/garage to create a community meeting space on the ground floor that will be used by the HRJC and the tenants for individual and group meetings, and two affordable one-bedroom, and one bath units on the second floor. The project includes the following: reframing the barn to code, and all electrical, plumbing, insulation, drywall and taping, flooring, finish work, appliances, electric heat pump system, and access stairs for two safe and affordable one-bedroom apartments and a new community space. All work completed will meet building codes and safety standards. We have 5 parking spaces and a turnaround area at the rear of the building, and it currently has one light pole. Our front yard is landscaped with grass.

On average eighty percent of our tenants do not have vehicles and use public transportation. There is a bus stop in front of our building.”

8. Density in the CB-2 zoning district is 2.5 FAR (Floor Area Ratio)

Therefore, 23,747.5 sq. ft. +/- of residential area is allowed.

$$9,499 \times 2.5 = 23,747.5$$

$$\text{Lot size} \times 2.5 = \text{Allowed residential square footage}$$

The gross area of the existing structure is approximately 4,540 sq. ft. the project does not alter the size of the structure.

9. One parking space per dwelling unit is required.

There are six parking spaces on site. The applicant proposes to designate one parking space as an accessible parking space.

In addition, there is public parking on Prospect Street and in a lot on Pine Street.

10. The applicant proposes to install an electric vehicle charger.

3. #25-11

11. The applicant proposes to install a bike rack and bike charger.
12. No changes to the existing on site dumpster are proposed.
13. The applicant proposes to install 3 downlit wall fixtures. (See site plan.)

The applicant understands that lighting must not create excessive off-site or sky glow. If the Zoning Administrative Officer determines that lighting does not meet this condition, the applicant will be required to comply.
14. Landscaping consists of grassed areas in the front of the building.
15. Snow will be stored on site and will be removed as needed. Snow will not be stored in such a manner as to create a hazard.
16. The applicant understands that any stockpiling of materials related to the construction of the project must be located twice the distance of the height of the stockpiled materials from any public or private right-of-way or property boundary.
17. During construction of the project, erosion and sediment control measures as specified in the most current edition of the *Low Risk Site Handbook for Erosion Prevention and Sediment Control* published by the Vermont Department of Environmental Conservation will be followed.
18. The applicant understands that construction of the project must comply with the following:

Earth moving and hauling, rock drilling or crushing, jack hammer and similar excessively loud equipment shall not be operated on Sundays or between the hours of 5:30 p.m. and 7:00 a.m. except in emergency situations.
19. The applicant understands that no structure, including construction/office trailers, signage, parking spaces or plantings may be placed in such a way that obstructs sight distance along the traveled way, at any intersection or driveway. Any signs, parking spaces or plantings found to obstruct sight distance will be required to be relocated.
20. The applicant retains the obligation to identify, apply for, and obtain relevant local and state permits for this project.
21. The applicant understands that all activities authorized by the issuance of the zoning permit shall be started within six (6) months and completed within two (2) years of its date of issue, or the zoning permit shall become null and void and reapplication to complete any activities shall be required. Any activities not completed within the above permit period shall be subject to any ordinance in effect at the time of reapplication. One six (6) month extension to both time periods may be granted by the Planning

Commission.

22. The applicant understands that they must obtain a Certificate of Occupancy from the Zoning Administrative Officer upon completion of the project and before the building may be occupied. The applicant understands that a Certificate of Occupancy will not be issued if the project is not in compliance with these Findings, Plans and any conditions placed on the Decision.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Hartford Planning Commission concludes that the proposed site plan provides, as required by §260-45 C of the Hartford Zoning Regulations:

- (1) Maximum safety of **traffic circulation between the site and the street network** and integration with the overall traffic pattern, including provisions for auxiliary roadways connecting with adjacent properties where appropriate. Included in this evaluation shall be the location, number and width of access points, curve radii at access points, acceleration or deceleration lanes on adjacent public streets, sight distances, lighting, location of sidewalks and other walkways, and the overall relationship of the proposed development with existing traffic conditions in the area. All modes of transportation shall be taken into account, including pedestrian, bicycle, handicapped, delivery and emergency vehicles and public transportation.
- (2) Adequacy of **on site circulation, parking, and loading facilities**, with particular attention to safety. Included in this evaluation shall be traffic movement patterns, drive and aisle widths, directional signs, location of loading docks and parking areas, number and size of parking spaces, and provision for lighting, drainage, snow removal and access for emergency vehicles and public transportation.
- (3) Adequacy of **landscaping, screening, and setbacks** in achieving maximum compatibility with and protection of adjacent properties by screening from them any glare produced by interior or exterior lights and unsightly areas such as storage areas, and parking lots; assurance that landscape materials will not interfere with visibility or safety and that they are of a type that can survive and be maintained as proposed.
- (4) Adequacy of **provision for safety and convenience of pedestrians, bicyclists, and handicapped persons**. Included in this evaluation shall be lighting of walks and entrances, design and placement of walks and crosswalks, pick-up points for public transportation and provision of bicycle racks.
- (5) **Protection of renewable energy resources**, including a finding that the proposed development does not adversely affect the ability of adjacent properties to use this form of energy.
- (6) **Compliance with other provisions of these regulations** including § 260-27, Landscaping, and § 260-31, Land use performance standards.

(7) **Other** factors that are directly related to the above aspects of site plan review.

DECISION

The Hartford Planning Commission, based upon the forgoing Findings of Fact and Conclusions of Law, hereby approves application #25-11 by Hartford Community Restorative Justice Center, Inc. (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for additional dwelling units and meeting space, lot 46-0006-000, 113 Maple Street, White River Junction, in a CB-2 zoning district **on the condition that:**

1. Before a Zoning Permit is issued:

- **The site plan is amended as followed:**
 - **To include an accessible parking space.**
 - **To include downlit wall light fixtures at the entrances to the building.**
 - **To include the location of the bike rack.**
 - **“District 108A” is removed.**
 - **“CB zoning district” is added.**
- **The author and date are added to the project narrative.**
- **A copy of an approved Water and Wastewater Allocation is submitted.**

2. Before a Certificate of Occupancy is issued the applicant:

- **Submits written verification certifying that the project was constructed in compliance with the approved plans and Findings of Fact.**
- **Submits verification that the water and sewer have been inspected and approved by the Department of Public Works.**
- **Records an Energy Code Certificate in the Land Records.**

This decision is also subject to the condition that no modification or expansion shall be made to the project as described and limited in the above Findings of Fact and Conclusions of Law without the written approval of the Hartford Zoning Board of Adjustment and/or the Hartford Planning Commission. This decision may be revoked, and a new application or permit required if conditions and findings are violated or modified without written approval.

The applicants are responsible for insuring compliance with all applicable State and Federal regulations pertaining to this application.

Those in favor:

6. #25-11

Those in opposition:

Those not participating:

Dated at Hartford, Vermont this ____ day of July 2025

HARTFORD PLANNING COMMISSION

By: _____
Chairperson/Vice-Chairperson

Appeal Rights: An interested person who has participated in the proceeding related to this decision has the right to appeal this decision to the Vermont Environmental Court, pursuant to 24 V.S.A. s. 4471 and V.R.E.C.P.5, in writing, within 30 days of the date of this decision. The fee is \$250.00. If you fail to appeal this decision, your right to challenge this decision at some future time may be lost because you waited too long. You will be bound by this decision, pursuant to 24 V.S.A. s. 4472 (d) (exclusivity of remedy; finality).

EXHIBIT LIST

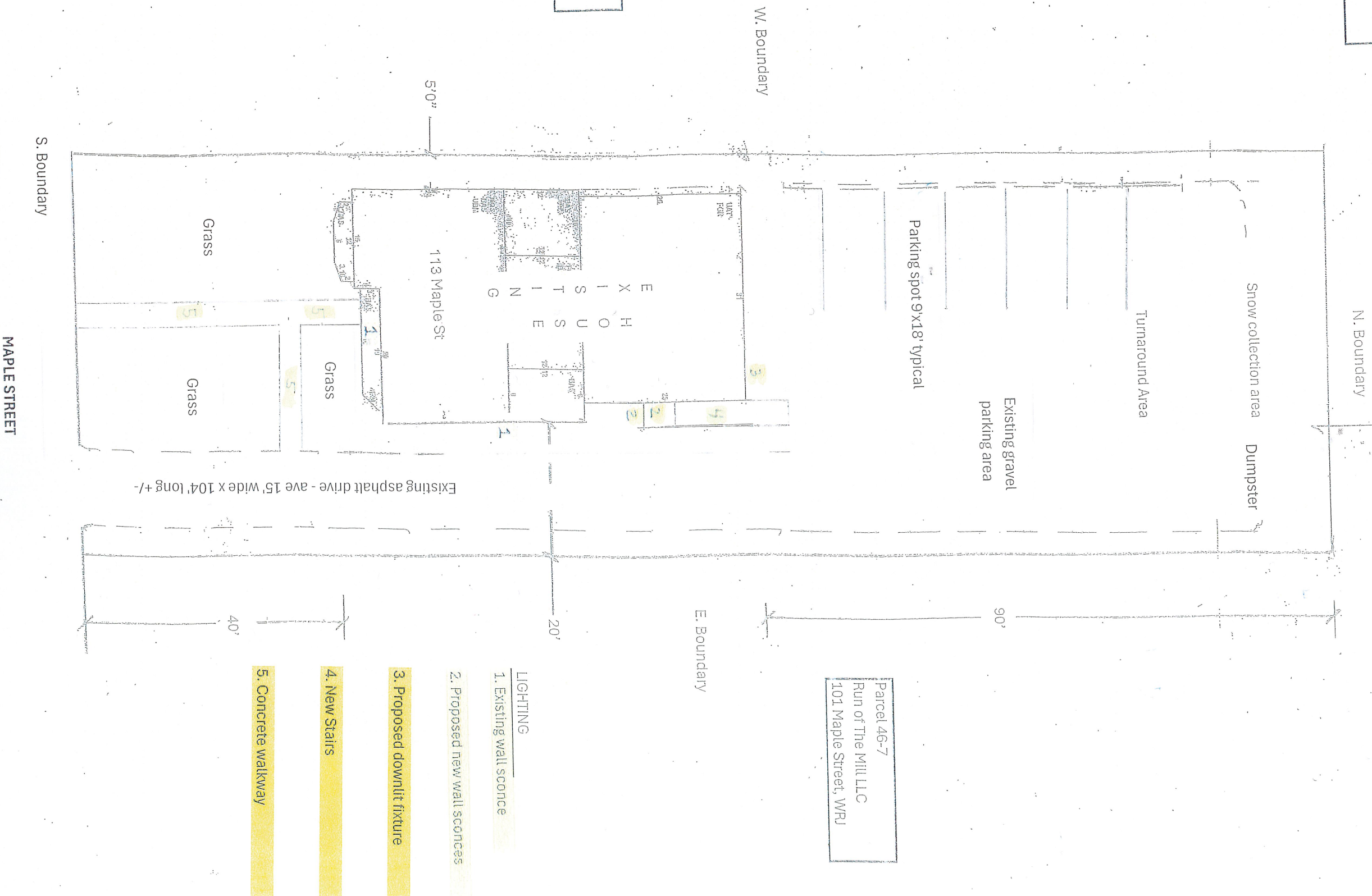
1. Application #25-11
2. Site plan received June 18 2025, prepared by Kevin O'Hara and as revised and replaced by this Decision
3. Untitled Project Narrative
4. Applicant's response to Jo-Ann Ells' memo dated June 11, 2025
5. Memo from Jo-Ann Ells dated June 11, 2025

Parcel ID 46-6 District 108A
Owner & Applicant - Hartford Community Restorative Justice Center
58 North Main Street WRJ VT 05001 (Lot Dims: 59'x 161' as measured)

Parcel 46-5
James Flanagan
0 Pine Street WRJ

Parcel 46-4
James B. Flanagan
0 Maple Street, WRJ

Parcel 46-7
Run of The Mill LLC
101 Maple Street, WRJ



Scale: 1/16" = 1'0"

Site Plan: Kevin O'Hara 305 Billings Farm Rd 3a WRJ VT
Location: 113 Maple Street Hartford VT
Site Plan 1/16" = 1'0" - Rev. June 12, 2025

The Hartford Community Restorative Justice Center bought a house located at 113 Maple Street in downtown White River Junction in 2022. This house, built in 1880, has three apartments and an attached large barn/garage. The current units are 2 two-bedroom, one bath and 1 one bedroom, one bath unit and the tenants are all supervised by the HRJC.

It is situated on a brownfield site and with help from the State of Vermont, an air filtration system has been added to mitigate the effects of the brownfield site, and with a Vermont Housing Improvement Program grant. The building has been fully inspected by the Fire Marshal and Health Officer and the current units have been upgraded and comply fully with Vermont rental health and fire codes.

We would like to rehabilitate the large barn/garage to create a community meeting space on the ground floor that will be used by the HRJC and the tenants for individual and group meetings, and two affordable one-bedroom, and one bath units on the second floor. The project includes the following: reframing the barn to code, and all electrical, plumbing, insulation, drywall and taping, flooring, finish work, appliances, electric heat pump system, and access stairs for two safe and affordable one-bedroom apartments and a new community space. All work completed will meet building codes and safety standards. We have 5 parking spaces and a turnaround area at the rear of the building and it currently has one light pole. Our front yard is landscaped with grass.

On average eighty percent of our tenants do not have vehicles and use public transportation. There is a bus stop in front of our building.

1. Please confirm that you understand that you retain the obligation to identify, apply for, and obtain any relevant local and state permits for this project.

We confirm.

To determine what State Environmental Permits may be required for your project, The Vermont Agency of Natural Resources (ANR) recommends that you use ANR's Permit Navigator Tool by going to the VT Department of Environmental Conservation.

We confirm that we have reviewed the list and are in contact with them about the issues related to this site. The property is on a Brownfield site an air filtration system has been added to mitigate the effects of the brownfield site.

2. Please confirm that you understand that to finalize an approval by the Planning Commission and before construction may commence you must submit a complete Zoning Permit application within 6 months of the written decision of the Planning Commission, or the decision will be null and void.

We confirm that we will complete a Zoning Permit.

3. Please contact Hartford's Environmental Sustainability Coordinator, Dana Clawson, regarding the VT Energy Code Standards including EV parking spaces and confirm the project meets the most recent version of the Code.

We met with the coordinator and did an onsite review. And will be adding a outlet for a charger. And we will be adding a bike charger.

4. Please confirm you have contacted the Fire Marshal, Tom Peltier, to discuss Permit requirements. **Our architect has been in contact with the Fire Marshal and the Fire Marshal has visited the site and we have designed the project under his suggestions and have keep him updated on the project.**

5. Please contact Hartford's Assistant Director of Planning and Permitting, Chris Holzwarth, at the Department of Public Works to discuss water and wastewater allocation requirements which include an engineer's evaluation of the adequacy of the existing service lines. **We have contacted Chris, and he has sent the application to use, and we have sent it to our Engineer to access and complete.**

6. Please confirm the project is ADA compliant. **We confirm that the project is ADA compliant.**

7. Please amend the site plan as follows:

- Add a graphic scale bar
- Clarify grass/pavement/gravel

- Include the dumpster
 - Include exterior stairs if proposed
 - Remove “District 108A”
 - Add “CB-2 zoning district”
 - Replace the proposed flood light with a downlit fixture
 - Add the dimensions of the parking spaces and access drive
 - Add the dimensions of lot
 - **We have attached.**
8. Please confirm that an ADA parking space is not required or add one to the site plan. **We confirm that we will do this.**
9. Please consider providing a bike rack and indicate the location on the site plan. **We will be providing a bike rake.**
10. Please acknowledge that you understand that lighting must not create excessive off-site or sky glow and if the Zoning Administrator determines that lighting does not meet this condition, you will be required to comply. **We acknowledge.**
11. Please acknowledge that you understand that once the project is complete and before a Certificate of Occupancy will be issued you need to: **We acknowledge.**
- Submit written verification certifying that the project was constructed in compliance with the approved plan and Findings of Fact.
 - Submit verification that the water and sewer have been inspected and approved by the Department of Public Works (if required by the Department).
 - Submit record drawings to the Department of Public Works and me (if required by the Department).
 - Record an Energy Code Certificate in Hartford’s Land Records.
12. Please acknowledge that you understand that construction of the project must comply with Section 260-31 B of the Hartford Zoning Regulations, which states: **We acknowledge.**
- Earth moving and hauling, rock drilling or crushing, jack hammer and similar excessively loud equipment shall not be operated on Sundays or between the hours of 5:30 p.m. and 7:00 a.m. except in emergency situations.
13. Please acknowledge that you understand that any stockpiling of materials related to the construction of the project must be located twice the distance of the height

July 2, 2025

of the stockpiled materials from any public or private right-of-way or property boundary. **We acknowledge.**

Memorandum

To: Brett Mayfield
Cc: Kevin O'Hara, Martha McLafferty, Chris Holzwarth
From: Jo-Ann Ells
Date: June 11, 2025
Re: 113 Maple Street

Please submit a response to the following comments/questions on your application for Site Development Plan Approval before **9:00 a.m., Wednesday, June 18, 2025**. If you are unable to meet this deadline, please contact me as soon as possible to discuss the deadline to have your application considered at the next round of Public Hearings.

Prior to the Planning Commission Hearing, you will receive an agenda, draft Findings of Fact, and additional staff comments if there are any. Please feel free to contact me at any time during this process.

1. Please confirm that you understand that you retain the obligation to identify, apply for, and obtain any relevant local and state permits for this project.

To determine what State Environmental Permits may be required for your project, The Vermont Agency of Natural Resources (ANR) recommends that you use ANR's Permit Navigator Tool by going to the VT Department of Environmental Conservation website [Welcome to DEC | Department of Environmental Conservation \(vermont.gov\)](#) and going to the "Permit Navigator Tool" [Permit Navigator \(force.com\)](#)

If further assistance is needed, please contact the State Community Assistance Specialist Halle Harklau. Halle.Harklau@vermont.gov (802-461-7128)

2. Please confirm that you understand that to finalize an approval by the Planning Commission and before construction may commence you must submit a complete Zoning Permit application within 6 months of the written decision of the Planning Commission, or the decision will be null and void.

A complete application includes:

- An application for a Zoning Permit
 - Application fee
 - Documentation outlining how any conditions of the Planning Commission's approval have been met
 - Site plan (revised if required)
3. Please contact Hartford's Environmental Sustainability Coordinator, Dana Clawson, regarding the VT Energy Code Standards including EV parking spaces and confirm the project meets the most recent version of the Code. dclawson@hartford-vt.org (802-295-9353 ext. 223)
 4. Please confirm you have contacted the Fire Marshal, Tom Peltier, to discuss Permit requirements. tpeltier@hartford-vt.org (802-299-7013).
 5. Please contact Hartford's Assistant Director of Planning and Permitting, Chris Holzwarth, at the Department of Public Works to discuss water and wastewater allocation requirements which include an engineer's evaluation of the adequacy of the existing service lines. Christopher Holzwarth cholzwarth@hartford-vt.org (802-295-3622)
 6. Please confirm the project is ADA compliant.
 7. Please amend the site plan as follows:
 - Add a graphic scale bar
 - Clarify grass/pavement/gravel
 - Include the dumpster
 - Include exterior stairs if proposed
 - Remove "District 108A"
 - Add "CB-2 zoning district"
 - Replace the proposed flood light with a downlit fixture
 - Add the dimensions of the parking spaces and access drive
 - Add the dimensions of lot
 8. Please confirm that an ADA parking space is not required or add one to the site plan.
 9. Please consider providing a bike rack and indicate the location on the site plan.

10. Please acknowledge that you understand that lighting must not create excessive off-site or sky glow and if the Zoning Administrator determines that lighting does not meet this condition, you will be required to comply.
11. Please acknowledge that you understand that once the project is complete and before a Certificate of Occupancy will be issued you need to:
 - Submit written verification certifying that the project was constructed in compliance with the approved plan and Findings of Fact.
 - Submit verification that the water and sewer have been inspected and approved by the Department of Public Works (if required by the Department).
 - Submit record drawings to the Department of Public Works and me (if required by the Department).
 - Record an Energy Code Certificate in Hartford's Land Records.
12. Please acknowledge that you understand that construction of the project must comply with Section 260-31 B of the Hartford Zoning Regulations, which states:

Earth moving and hauling, rock drilling or crushing, jack hammer and similar excessively loud equipment shall not be operated on Sundays or between the hours of 5:30 p.m. and 7:00 a.m. except in emergency situations.
13. Please acknowledge that you understand that any stockpiling of materials related to the construction of the project must be located twice the distance of the height of the stockpiled materials from any public or private right-of-way or property boundary.
14. Please send me a single email with all application materials, revised as necessary, including your response to this memo. In addition, please submit 8 copies of all application materials to me.

NOTE: The Town of Hartford is aware of a email scam targeting Planning Commission applicants falsely claiming to be from the Town. The email threatens that non-payment will affect the application. The scam email includes a fake invoice requesting a wire transfer payment. These emails have been sent following a Public Hearing with the Planning Commission.

If you receive such an email, please:

Do **not** click on/open any links or attachments.
Do **not** forward the email to me or the town.
Call me. (802) 295-3075