

**Approved
Minutes
Hartford Planning Commission
December 15, 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: Tim Fariel, Selectboard Liaison

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

Administrative Matters

1. Public Comment

None

2. Potential subdivision amendment regarding access to lot 13-0030-001, Bliss Road

Jon Harrington was present on behalf of the landowners.

Jon Harrington gave a brief overview of the approved access to the lot, noting it was difficult to develop and would have a considerable impact on natural resources. He noted the landowners would like to access the lot from the other end of Bliss Road over approximately 850' feet of class 4 road and 270' of a private driveway. He explained he had spoken with DPW regarding the standards they would be required to improve the road to and was looking for feedback from the Planning Commission. He added that the final design is not complete, and he hopes to limit disturbance to existing stone wall and tree removal.

It was noted that access over a class 4 road is allowed under town ordinances.

It was noted that Jon Harrington needs to contact the power company regarding their requirements and determine if road improvements have to be located in the center of the ROW.

Resident Gary Schall expressed concern with the potential application including impact to the stone walls, tree removal, and potential for future development.

Dylan Kreis expressed concern with impact on the historic nature of the area and natural resources.

John Reid noted the removal of trees was not in line with the Town's Climate Action plan.

Bruce Riddle noted the impact on natural resources, including tree removal, if the approved access was built needs to be evaluated and provided.

Colin Butler shared concerns from a friend of his who lives on the road had shared with him including tree and stonewall removal, potential for future development, and making Bliss Road a through road.

Resident Steve Carey shared concerns regarding the potential impact on recreational uses, stone walls, historic nature of the area, and possible location of wetlands.

Public Hearing

John Reid opened the Public Hearing.

1. Application #25-13 by Black Rock Investments, LLC (owner) and Twin Pines Housing Trust (applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for amendments to an approved Multi-Unit Dwelling, lot 45-0243-000, 444 Sykes Mountain Avenue, White River Junction, in an R1-M zoning district.

Andrew Winter, Bill Kelsy, Paul Simon, Adam Morse, Matt Morre, Sara Addieg, and Sophia Chaney were present.

Andrew Winter gave an overview of Twin Pines Housing and recent developments.

Bill Kelsey gave an overview of the proposed amendments including the building footprint, type of unit, parking, common spaces, building entrances, removal of balconies, outdoor amenities, stormwater, and improved access to the bus stop.

It was noted that the number of proposed parking spaces needed to be corrected on the Findings of Fact.

There was a brief discussion about potential for a second building.

Andrew Winter explained that Twin Pines hopes to offer some of the units below the rent thresholds set by the State for affordable housing units, but this will depend on available of housing vouchers and rental assistance.

Andrew Winter noted that it is very difficult for residents to afford a vehicle.

It was noted that the heating/cooling system had not been fully designed and would depend on funding. Sara Addieg offered that this was being discussed at a meeting later in the week. Toby Dayman requested that exterior heating/cooling units be screened.

It was noted that the office would not be staffed on a regular basis. Andrew Winter pointed out that Twin Pines' office is nearby at the Gilman Office Center.

There was a brief discussion about the use of skids on snow plows to protect the grass pavers that a railing was not required by code on the wall adjacent to the outdoor common area, and that conduit would be installed for future EV charging stations.

Dillon Bianchi asked if the building was proposed to be closer to Sykes Mountain Avenue. Adam Morse confirmed the building was not being moved closer to Sykes Mountain Avenue.

Dylan Kreis asked if the applicants were aware of the timing of construction for the adjacent 192 units. They were not.

Dylan Kreis asked if the applicants had considered solar. Matt Moore noted that if the numbers work, solar will be considered.

John Reid noted that he was pleased to see the proposed changes in the types of units.

There was a discussion regarding proposed landscaping and fencing.

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 correction as noted. Dylan Kreis seconded, and the motion passed unanimously.

Administrative Matters Continued

1. Minutes

Dillon Bianchi moved to approve the minutes of September 15, 2025 and August 11, 2025 with one correction to the August minutes. Bruce Riddle seconded, and the motion passed unanimously.

2. Administrative Permits

John Reid reviewed an Administrative permit issued to the Hartford School District for parking for their Natural Resource Program.

3. Act 250 Applications

None

4. 12-15-25

4. Town Plan Steering Committee update

No update.

5. Regional Planning Commission update/Future Land Use Maps

Bruce Riddle noted that he had sent a memo with comments on the maps to Matt Osborn and Lori Hirshfield.

6. Climate Action Plan update

John Reid shared that there is a proposal to make the Barwood Arena more efficient and that the Hartford Climate Action Steering Team received approval of an application to Dartmouth College for technical assistance from a class of students for assistance in implementing the Climate Action Plan.

7. Availability for the next Public Hearing

All Commissioners expected to be available for the February 6, 2026 Hearing.

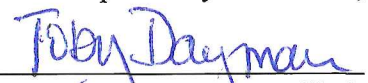
John Reid read the following: "Motion to Honor the service of Jo-Ann Ells as Town of Hartford Zoning Administrator.

Today we proudly honor and celebrate 30 years of dedicated service by Jo-Ann to the Commission and the Town of Hartford. Jo-Ann's memory, integrity, and commitment to following Vermont Law and the Town of Hartford Zoning Ordinances have assisted the Commission in making decisions on the merits, the findings of fact and conclusions of law. Through challenging, sometimes confrontational meetings, her work has remained reliable and consistent. Thirty years of service is more than a measure of time- it's a testament to the quality and character of Jo-Ann's work. The Commission extends to Jo-Ann the deepest appreciation of her work. Respectfully, Town of Hartford Planning Commission."

Adjournment

At 7:50 p.m., Colin Butler moved to adjourn. Bruce Riddle seconded, and the Hearing was adjourned.

Respectively Submitted,


Toby Dayman, Clerk

5. 12-15-25

Planning Commission Terms

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

Dillon Bianchi 09-01-28

