

HARTFORD PLANNING COMMISSION

June 1, 2026

Meeting Notice and Agenda

The Hartford Planning Commission will meet on Monday, June 1, 2026, 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 meeting

Join: <https://teams.microsoft.com/join/27364335867707?p=uHrdLQb8HoP4QW0Q49>

Meeting ID: 273 643 358 677 07

Passcode: Ex2Ba6o9

Dial in by phone

[+1 802-377-3677,882485087#](tel:+18023773677882485087)

1 (802) 377-3677

Phone conference ID: 882 485 087#

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. Elect Officers. 4. Administrative Permits. 5. Act 250 Applications. 6. Town Plan Steering Committee update. 7. Regional Planning Commission update/Land Use Plan. 8. Climate Action Plan update. 9. Availability for the next Public Hearing.

B. Public Hearing, beginning at 6:15 p.m.

1. Application #26-01 by Anthony Parizio (owner/applicant) for approval of the subdivision of lot 08-0040-000 into three lots, 3158 Old River Road, Hartford, in RL-3 and Rural Lands zoning districts.
2. Application #26-02 by Lawrence and Lynn Potwin (owners/applicants) for approval of the subdivision of lot 07-0049-003 into two lots, 338 Quechee West Hartford Road, Quechee, in RL-1 and Rural Lands zoning districts.

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
June 1, 2026**

1. Public Comment

2. Minutes

March 16, 2026

3. Elect Officers

4. Administrative Permits

- Food Truck, Woodstock Road
- EV Chargers, Municipal Parking Lot
- Food Trucks, Town Parks
- Batting Cage, Dothan Brook School

5. Act 250 Applications

None

6. Town Plan Steering Committee update (Bruce)

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

8. Climate Action Plan update (John)

9. Availability for the next Public Hearing (July 6th)

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

HARTFORD PLANNING COMMISSION

**Application #26-01 by Anthony Parizio
for approval of the subdivision of lot 08-0040-000 into three lots
3158 Old River Road, Hartford
in RL-3 and Rural Lands zoning districts**

This decision pertains to application #26-01 by Anthony Parizio (owner/applicant) for approval of the subdivision of lot 08-0040-000 into three lots, 3158 Old River Road, Hartford, in RL-3 and Rural Lands zoning districts.

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 June 1, 2026, the Hartford Planning Commission makes the following Findings of Fact:

1. The owner of record of lot 08-0040-000 is Anthony Parizio who acquired the lot on 10-20-23. The deed is recorded in volume 616, page 316 of the Hartford Land Records.
2. The lot is developed with a dwelling containing a single-unit and accessory dwelling, a single-unit dwelling/mobile home, a barn, a garage and a shed.
3. The lot is approximately 28 acres.
4. The lot is class three (3), on-site water and sewer.
5. The lot is in RL-3 the Rural Lands overlay district.

This Application

6. According to the applicant, “the existing parcel is 28.0 +/- acres in size and contains a three-bedroom dwelling with one-bedroom accessory dwelling unit, both located on a horseshoe driveway at 3158 Old River Road, and a separate mobile home structure with its own 117’ +/- long driveway access located approximately 1/8 mile south of these dwellings, and also listed as 3158 Old River Road. Approximately 180’ north of the existing mobile home

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driveway access is an existing field road that runs uphill approximately 450' to an abandoned materials extraction site.

7. The applicant proposes to subdivide the lot into three lots as follows:

Lot 08-0040-000	19.5 acres	The single-unit and accessory dwelling, barn, garage and shed will remain on this lot
Lot 08-0040-001	1.43 acres	The single-unit dwelling/mobile home will remain on this lot
Lot 08-0040-002	7.13 acres	

8. The Minimum Dimensional Requirements in the RL-3 zoning district are:

Minimum Area and Dimensional Standards

Class	Area (acres)		Lot Size	Lot Dimensions (feet)		Setbacks (feet from property lines)		
	Per Dwelling Unit	Per Lot		Width**	Depth**	Front**	Side**	Rear**
Any	3 acres	3 acres	1 acre	250	250	35	35	35

** For lots under 2.0 acres, the minimum lot width is reduced to 125 feet and lot depth is reduced to 150 feet. Minimum side and rear setbacks are reduced to 25 feet.

9. There are class two wetlands on the property.

According to the applicant:

- “Wetland protection areas are proposed as part of this project. Split rail fencing along the wetland parallel to the existing driveway on proposed Lot 8-40-1 and along the western side of the proposed driveway as it travels through the wetland buffer in Lot 8-40-2. The purpose of the split rail fencing is to designate and protect a no disturb area in the wetland and wetland buffer.
- An approximately 4,849 square foot no-mow zone within the wetland buffer, including plantings along the delineated wetland boundary, providing additional protection to the existing wetlands.
- The access for proposed lot 08-0040-002 crosses through delineated wetlands and the wetland buffer. In addition to the wetland and wetland buffer mitigation measures mentioned above, additional care has been taken to minimize impacts to natural resources by:

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- Utilizing the existing field road access to the greatest extent possible.
- Minimizing impacts to the wetlands by routing the access drive outside of wetland boundary.
- Making efforts to maintain the existing natural flow of water across the parcel by:
 - Proposing the addition of a new culvert under the proposed driveway at a critical junction within the wetlands.
 - Proposing water management such as stone swales and level spreaders directing stormwater runoff towards the wetlands and reverting to sheet flow conditions to allow for treatment via overland flow.
 - Proposing erosion control measures such as the installation of filter socks along the driveway as it passes through the wetlands to prevent sediment and pollution from leaching into the wetlands.”

The measures above have all been included in coordination with the State Wetland reviewer and Wetlands Ecologist Audra Klumb of ACD Klumb Environmental, LLC.”

10. The Zoning Regulations require the following for subdivisions in a Rural Lands Overlay District:

- Development envelopes and associated development shall be located down-slope of ridgelines and prominent hills in areas where ridgelines and hillsides are easily visible from existing roadways, and shall be considered relative to the availability of less visible locations on-site. Additional landscaping may be required to screen development to reduce visibility.

According to the applicant:

- Development envelopes have been provided on the civil plans represented by “LODV” (Limits of Development). The development envelopes include existing and proposed structures (with the exception of the existing barn), driveways, wells, and septic areas.

The development envelopes are in already developed or disturbed essentially cleared areas or areas that will involve minimal tree clearing. The driveway locations were selected to minimize disturbance to wetlands to the extent possible.

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- The LODV defined for lot 08-0040-000 and 08-0040-001 were chosen considering the existing developed area on the lots and class 2 wetlands.
- The LODV defined for lot 08-0040-002 is located in a previously disturbed sand and gravel pit area. The house site and driveway is well below surrounding ridgelines and the house site is not visible from any existing roadways.
- When locating structures, roads, driveways, utility corridors and rights-of-way, one or more of the following should be employed:
 - a) Place improvements at the wooded edge and/or nearby developed areas. If not possible, place improvements in a manner that minimizes encroachment in wooded areas and open fields.
 - b) Follow existing contours, roads, tree lines, and stone walls.
 - c) Share roads, driveways, utility corridors and rights-of-way.
 - d) Place developments and subdivisions close to roads.
 - e) Follow established settlement patterns.

According to the applicant,

- (a) The proposed driveway and house sites are located in existing open areas and along the edge of a tree line, and tree clearing will be kept to a minimum.
- (b) The proposed house sites and driveways were designed to essentially follow the contours to minimize grading impacts.
- (c) Not applicable
- (d) The development is close to a town highway, Old River Road.
- (e) The development is located in already developed or disturbed areas.
- Locate development such that it will not conflict with existing agricultural uses in the area, and provide adequate buffers between potentially conflicting uses.

According to the applicant, “the property is not conducive to agricultural use.”

- Create an efficient use of land that results in cluster development, small networks of utilities and roads, and large sections of unfragmented land.

According to the applicant, “the scale of this project is very small and in already open area and therefore has little impact on land fragmentation.”

11. Access to lots 08-0040-000 and 08-0040-001 will remain via existing driveways.

Access to lot 08-040-002 is proposed via a new driveway.

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The applicant understands that they must obtain Conditional Use Approval if required under section 260-26 of the Zoning Regulations for the construction of the access drive to lot 08-0040-002.

The applicant understands that a driveway permit is required from the Department of Public Works for lot 08-0040-002.

12. The lots are over 500' from a municipal fire hydrant. In accordance with the Planning Commission's Fire Policy, any new dwelling on the proposed lots must be equipped with a residential sprinkler system in accordance with applicable NFPA requirements.
13. The applicant understands that they retain the obligation to identify, apply for, and obtain any relevant local and state permits for this project.
14. The applicant understands that to finalize this approval they must submit a complete Zoning Permit application within 180 days of this decision, or the decision will be null and void.

The applicants understand a complete application includes:

- An application for a Zoning Permit
- Application fee
- Documentation outlining how the conditions of this approval have been met
- Mylar

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Hartford Planning Commission concludes that the proposed subdivision meets the requirements of the Town of Hartford Subdivision Regulations including:

Section 200-2 Hartford Subdivision Regulations:

- A. To guide future development in accordance with the Hartford Master Plan (the Plan), Zoning Regulations, Flood Hazard Area Regulations, Capital Budget and Program, and all other Town adopted bylaws, ordinances, regulations, plans, policies, and procedures.
- B. To promote a desirable relationship to the land form, its topography and geology, natural drainage and surface water runoff, surface water, and groundwater.
- C. To conserve natural resources and fragile features such as prime agricultural soils, wetlands, streams, ponds, steep slopes, ridgelines, important wildlife habitat and connectivity, and scenic views.
- D. To minimize the fragmentation of productive resource lands, including farm and forest

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land, and to promote their continued use and availability for agriculture, forestry, and wildlife.

- E. To maintain Hartford's historic settlement pattern, defined by compact villages surrounded by rural countryside.
- F. To encourage variety, innovation, flexibility, and greater efficiency in residential development including clustering of lots, in accordance with the provisions of 24 V.S.A. §4417 (Planned Unit Development).
- G. To establish standards of subdivision design including, but not limited, to provisions for pedestrian and vehicular traffic, surface water runoff, surface water, and suitable building sites for the land use contemplated.
- H. To ensure development does not exceed the ability of the Town to provide public services and facilities, and that these facilities and services are available and will have sufficient capacity to serve any proposed subdivision. Such facilities and services include, but are not limited to: parks, recreation areas, schools, police and fire protection, libraries, water and wastewater facilities, roads, and public parking.
- I. To provide adequate utilities such as water, wastewater, electricity, telephone, and broadband.
- J. To provide the most efficient relationship between land use and the circulation of traffic throughout the Town, encourage access management, and avoid undue traffic congestion and overburdening of roads, highways, and intersections.
- K. To promote the conservation of energy and use of renewable energy resources.
- L. To encourage variety in the type, size, and cost of housing to meet the needs of Hartford's diverse population.

DECISION

The Hartford Planning Commission, based upon the forgoing Findings of Fact and Conclusions of Law, hereby approves application #26-01 by Anthony Parizio (owner/applicant) for approval of the subdivision of lot 08-0040-000 into three lots, 3158 Old River Road, Hartford, in RL-3 and Rural Lands zoning districts.

on the condition that:

- **Before a zoning permit is issued to finalize this decision:**

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- **The applicants' surveyor submits a letter to the Zoning Administrator certifying that the monuments have been set according to the locations identified on the approved survey plat.**
 - **The applicant obtains an address for the existing dwelling on proposed lot 08-0040-001.**
- **Zoning Permits issued for construction on lots 08-0040-001 and 08-00040-002 shall be conditioned on:**
 - **A Vermont licensed surveyor staking the LODV before construction commences and certifies compliance with the permit once construction is complete.**
 - **A Vermont licensed engineer certifying that the erosion control measures depicted on the civil plans are followed during construction.**
- **Any new dwelling must be equipped with a residential sprinkler system in accordance with applicable NFPA requirements.**

Plans for the sprinkler system must be submitted to the Hartford Fire Department for review and approval before installation commences.

Before a Certificate of Occupancy is issued for any dwelling, the sprinkler system must be inspected and approved by the Hartford Fire Department and written verification of the approval must be submitted to the Zoning Administrator.

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 applicant is responsible for insuring compliance with all applicable State and Federal regulations pertaining to this application.

Those in favor:

Those in opposition:

Those not participating:

Dated at Hartford, Vermont this ____ day of June 2026.

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. 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 #26-01
2. Subdivision Survey prepared by Lawrence Swanson, L.S. last revised April 30, 2026
3. Orthophoto/Subdivision Survey prepared by Lawrence Swanson, L.S. last revised April 30, 2026
4. Civil Plans prepared by Harrington Civil Engineers received May 7 ,2026
5. Memo from Harrington Civil Engineers received May 7, 2026
6. Document entitled “Overlay Districts, §260-21 Hartford Zoning Regulations received May 7, 2026
7. Project Narrative from Harrington Civil Engineers dated May 4, 2026

HARRINGTON CIVIL ENGINEERS, INC.

P.O. Box 283, North Pomfret, VT 05053

phone: (802) 457 - 1299 email: HarringtonCivilEngineers@gmail.com

Planning - Permitting - Environmental - Design - Construction Assistance

OFFICE MEMORANDUM

To: Department of Planning & Development
Jo-Ann Ells (via email)
Town of Hartford, Vermont
171 Bridge Street
White River Junction, VT 05001

cc: Anthony Parizo, landowner (via email)
Lawrence Swanson, L.S. (surveyor) (via email)

From: Jonathan Harrington, P.E.
Harrington Civil Engineers, Inc.

Date: 05-04-26

RE: Proposed Subdivision – Town Submittal
Responses to Comments of April 22, 2026
Anthony Parizo – Old River Road

Please see Town comments below, and our responses below that in **bold**.

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 \(vermont.gov\)](http://Welcome%20to%20DEC%20|%20Department%20of%20Environmental%20Conservation%20(vermont.gov)) and going to the "Permit Navigator Tool" [Permit Navigator \(force.com\)](http://Permit%20Navigator%20(force.com))

If further assistance is needed, please contact the Community Assistance Specialist for our area, Halle Harklau.

Halle.Harklau@vermont.gov

802-461-7128

The landowner understands the requirement to obtain all necessary local and state permits for this project.

2. If you have not done so already, please confirm the proposed lot numbers with Cristina in the Assessor's Office. ctardie@hartford-vt.org

This has been confirmed.

3. Please confirm that you understand that to finalize any approval of the Planning Commission you must submit a complete Zoning Permit application within 180 days of their written decision, 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
- Civil plans
- Mylar
- A letter from your surveyor certifying that the monuments have been set according to the locations identified on the approved survey plat.

The landowner understands this requirement.

4. Please submit answers to the attached document for the Rural Lands Overlay section.

This has been done.

5. Please update the narrative as follows:

- Acknowledge that you understand a Zoning Permit is required before the mobile home may be replaced and that you will contact me before removing the structure. - **done**
- Refer to the lots as the numbers approved by the Assessor's Office/not "lot 1, 2, 3." – **the plans and narrative have been updated to reflect the lot numbers consistent with town assessors number formatting**
- Include information regarding how the development envelopes were chosen. – **The development envelopes that define both development areas are in already developed or disturbed essentially cleared areas or areas that will involve minimal tree clearing. The driveway locations were selected to minimize disturbance to wetlands to the extent possible.**
- Clarify how the "no-mow zone" will be enforced. – **this area will be protected by a split rail fence barrier as shown on sheet C3A. The state wetland permit will require that this area be kept as a "no mow zone".**
- It appears that the proposed building envelope intrudes into wooded areas although the narrative suggests it is in a cleared area. Please clarify. – **The proposed development envelope is largely in a cleared area, but there are some areas along the fringes that will require tree cutting but will be relatively minimal. The trees are mostly white pine. The narrative has been updated to indicate mostly cleared area.**

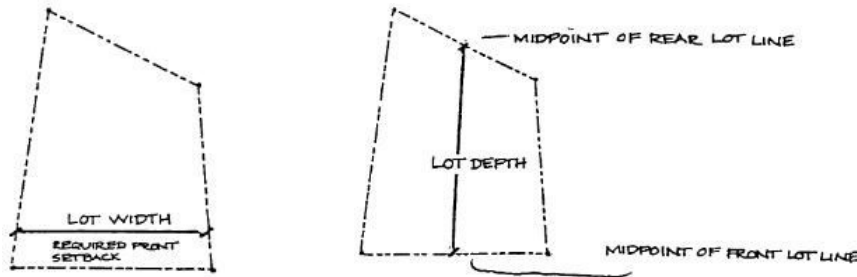
- Provide detailed information about erosion control as noted in item #5 of the narrative. – **More detailed information regarding erosion control has been provided in the narrative.**
- Provide information about the State of VT Drainage easement including the width and location. – **This has been addressed on the updated Swanson survey plan, note #7**
- Add information regarding the proposed “boulder slope” on the 7.13 acre lot. If this is meant to function as a retaining wall, including the height of the wall and distance to the closest property lines. – **The proposed boulder slope is a 1(H):1(V) slope and functions as a reinforced slope not as a retaining wall. Additionally, if a wall were specified here, the distance from the wall to the property line would be greater than twice the height of the wall. A boulder slope detail has been added to sheet C3B for clarification.**
- Acknowledge that Conditional Use Approval will be obtained for the access drive to the 7.13 acre lot if required under section 260-26 of the Zoning Regulations. – **The landowner acknowledges that conditional use approval will be obtained for the access of the 7.13 acre lot if required under section 260-26 of the Zoning Regulations.**
- Acknowledge that you understand a driveway permit is required from the Department of Public Works for the access to the 7.13 acre lot. – **The landowner understands this requirement.**

6. Please update the survey/civil plans as follows:

- Include the setback requirements. - **Setback requirements have been added to both civil and survey plans.**
- Provide a building envelope for the 19.5 acre lot. – **This building envelope has been added to both civil and survey plans.**
- Clarify the location of the State of VT drainage easement. – **the drainage easement has been clarified on the survey plan.**
- Adjust the size of the building envelopes to encompass all development (principal and accessory structures, driveways, parking areas, wells septic systems and “boulder slope”) and include 2’ contours in the envelope. – **Development envelopes have been added that encompass the entire development, building envelopes have been removed per direction from the zoning administrator.**
- Refer to the lots with the proposed map/lot numbers (not “lot 1, 2, 3”). – **The civil drawings have been updated to indicate the proposed map/lot numbers per assessor’s requirements.**

7. Is there room to maintain the area behind the “boulder slope?” – **the narrowest point between the top of the boulder slope and the property line is measured at six feet, most of the top slope is significantly more than six feet off the property line. I feel that is enough room to perform maintenance above the slope.**

8. Please describe how the proposed lots meet the minimum width and depth requirements of the RL-3 zoning district (attached).



The 7.13 acre lot is odd-shaped. Please suggest a method of measurement for this lot for the Planning Commission's consideration. **From Larry Swanson, L.S. – "Staff comment #8 was addressed by showing the lot dimensions on the survey plat for the 7.13-acre parcel (8-40-2). The dimensions that I show meet the minimum lot, width and depth requirements of 250 feet."**

9. Can the proposed slope stabilization required for the access drive to the 7.13 acre lot be done without entering the 1.43 acre lot? **In my opinion the slope work can be done all on the 7.13 acre piece, since it could be done from below the slope.**
10. Please provide an ortho-photo. – **an ortho-photo has been provided.**
11. Please provide an update on the status of the wetlands permitting. **The wetlands permitting is currently under review.**
12. The proposed lots are over 500' from a fire hydrant. In accordance with the Planning Commission's Fire Policy, the Fire Chief recommends that any new dwelling be equipped with a residential sprinkler system in accordance with applicable NFPA requirements.

It will be recommended that any approval will require that:

- Plans for the sprinkler system be submitted to the Hartford Fire Department for review and approval before commencing installation.
- The sprinkler system be inspected by the Hartford Fire Department before a Certificate of Occupancy will be issued for the dwelling.

Please acknowledge your understanding. – **The landowner understands these requirements.**

13. If interested in potentially exploring housing opportunities on a subdivided lot, please contact Lexi Webster, Hartford's Housing & Development Specialist, at awebster@hartford-vt.org. There are a variety of incentives at the State and Town level that may be a good fit for your project depending on what you have in mind. In addition, the Town of Hartford has been compiling a list of technical assistance resources such as builders, modular providers, architects, engineers, and financing tools that we are happy to make available to anyone interested.
14. Please send me a single email with all application materials, revised as necessary, including your response to this memo.
15. Please submit the application fee (\$255) and 8 copies of all application materials, revised as necessary, including your response to this memo. Please submit full size copies of the survey and civil plans.

Hard Copies and Application Fee will be provided per the above.

If you need anything further, please contact me.

Sincerely.

A handwritten signature in blue ink that reads "Jonathan Harrington". The signature is fluid and cursive, with a large initial "J" and a long horizontal stroke at the end.

Jonathan Harrington, P.E.
Harrington Civil Engineers, Inc.

HARRINGTON CIVIL ENGINEERS, INC.

P.O. Box 283, North Pomfret, VT 05053

Phone: (802) 457 – 1299

Email: Jon@harringtoncivilengineers.com

Planning - Permitting - Environmental - Design - Construction Assistance

PROJECT NARRATIVE

Town of Hartford Zoning Application

Proposed three lot subdivision

Lot 008-040-000-000 – 3158 Old River Road

Landowner: Anthony Parizo

Date: April 17, 2026 **Last Revised: May 4, 2026**

1. Purpose and Scope

This narrative is intended to explain the proposed three-lot subdivision of lot 008-040-000-000, a 28-acre parcel on Old River Road. The landowner elects to utilize the “one step” process for this zoning application submittal. The existing parcel is 28.0 +/- acres in size and contains a three-bedroom dwelling with one-bedroom accessory dwelling unit, both located on a horseshoe driveway at 3158 Old River Road, and a separate mobile home structure with its own 117' +/- long driveway access located approximately 1/8 mile south of these dwellings, and also listed as 3158 Old River Road. Approximately 180' north of the existing mobile home driveway access is an existing field road that runs uphill approximately 450' to an abandoned materials extraction site.

An approximate 2.4 +/- acre “class two” wetland area has been identified and delineated on the property by A&D Klumb Environmental, LLC. The wetland area encompasses a flat field area near Old River Road and is specifically located between the mobile home driveway access and the horseshoe drive approximately 1/8 mile north to the general site of the three-bedroom dwelling and one-bedroom accessory dwelling unit. Wetlands delineation and permitting involving the Vermont Department of Environmental Conservation and the Army Corps of Engineers is currently under review. Impact mitigation measures have been designed for both direct wetlands impacts and wetland buffer impacts in accordance with State and Federal regulations.

The proposed subdivision includes the following:

1. **Lot 8-40-1:** Proposed 1.43 +/- acre lot including the existing vacant mobile home to be removed and replaced with a new two-bedroom home outside of wetland buffer. The mobile home will retain the same 117' long access drive off Old River Road.
2. **Lot 8-40-2:** Proposed 7.13 +/- acre lot including existing field road running uphill to an abandoned material extraction pit near the interstate. It is proposed that the existing field road will be improved to become a driveway access to a proposed four-bedroom home constructed at the abandoned material extraction pit site, to be served by new onsite drilled well and new wastewater system. The proposed house

site is situated in the extraction area and is not visible from the interstate or the neighboring properties.

3. **Lot 8-40:** Proposed 19.50 +/- acre lot including the existing three-bedroom dwelling with one bedroom accessory dwelling to remain as-is, with designated replacement mound leachfield area.

The landowner understands that a zoning permit is required prior to the removal of the mobile home, and the zoning administrator will be contacted for the same.

2. Improvements to Existing Conditions

- The proposed development of Lot 8-40-1 will remove the existing dilapidated mobile home currently sitting in the wetland buffer and create new housing outside of the wetland buffer.
- Other wetlands and wetland buffer impact mitigation efforts include the following:
 1. Wetland protection areas are proposed as part of this project. Split rail fencing along the wetland parallel to the existing driveway on proposed Lot 8-40-1 and along the western side of the proposed driveway as it travels through the wetland buffer in Lot 8-40-2. The purpose of the split rail fencing is to designate and protect a no disturb area in the wetland and wetland buffer.
 2. An approximately 4,849 square foot no-mow zone within the wetland buffer, including plantings along the delineated wetland boundary, providing additional protection to the existing wetlands.

3. Wetlands and Natural Resources

- The access for proposed Lot 8-40-2 crosses through delineated wetlands and the wetland buffer. In addition to the wetland and wetland buffer mitigation measures mentioned above, additional care has been taken to minimize impacts to natural resources by:
 1. Utilizing the existing field road access to the greatest extent possible.
 2. Minimizing impacts to the wetlands by routing the access drive outside of wetland boundary.
 3. Making efforts to maintain the existing natural flow of water across the parcel by:
 - Proposing the addition of a new culvert under the proposed driveway at a critical junction within the wetlands.

- Proposing water management such as stone swales and level spreaders directing stormwater runoff towards the wetlands and reverting to sheet flow conditions to allow for treatment via overland flow.
- Proposing erosion control measures such as the installation of filter socks along the driveway as it passes through the wetlands to prevent sediment and pollution from leaching into the wetlands.

The measures above have all been included in coordination with the State Wetland reviewer and Wetlands Ecologist Audra Klumb of A&D Klumb Environmental, LLC.

4. The housing sites will be located predominantly in previously disturbed and mostly cleared areas, and while some clearing will be required for proposed construction, efforts have been made to minimize both further impacts to the land and tree and vegetation removal.
5. Erosion control measures are proposed intended to prevent erosion on site until permanent vegetation is established. Erosion control measures are as shown on the plan and specifically include filter socks along edge of disturbance, silt fence, mulch and erosion matting, limits of disturbance delineation, stabilized construction entrance, and best management practices such as limiting soils disturbance areas.

Overlay Districts

§ 260-21 Hartford Zoning Regulations

Your property is in a:

- ☒ Rural Lands Overlay District
- ☐ Agriculture Overlay District
- ☐ Wildlife Connector Overlay District

Please outline how your project complies with the following:

- ☐ The project is exempt:

Exemptions. The following uses are exempt from the administrative review process for overlay districts. However, building/zoning permitting requirements and all other zoning regulations apply.

- Agricultural buildings.
- Residential additions with a building footprint of less than 500 square feet.
- Attached garages with a building footprint less than 500 square feet.
- Accessory structures, including pools and hot tubs, less than 250 square feet in area and less than 10 feet in height.
- Attached decks less than 500 square feet.

□ Rural Lands- Supplemental development standards.

All development and subdivisions should be laid out, so they integrate carefully into the natural resources while protecting and minimizing fragmentation of land, and adverse visual and environmental impacts on these natural resources. To achieve this, the following supplemental standards shall apply:

- Development envelopes and associated development shall be located down-slope of ridgelines and prominent hills in areas where ridgelines and hillsides are easily visible from existing roadways and shall be considered relative to the availability of less visible locations on-site. Additional landscaping may be required to screen development to reduce visibility.

The development for the proposed 7.1-acre lot is located in a previously disturbed sand and gravel pit area. The house site and driveway is well below surrounding ridgelines and the house site is not visible from any existing roadways.

The development for the proposed 1.4-acre lot is located on an existing developed lot.

- When locating structures, roads, driveways, utility corridors and rights-of-way, **one or more** of the following should be employed:
 - [a] Place improvements at the wooded edge and/or nearby developed areas. If not possible, place improvements in a manner that minimizes encroachment in wooded areas and open fields.
 - [b] Follow existing contours, roads, tree lines, and stone walls.
 - [c] Share roads, driveways, utility corridors and rights-of-way.
 - [d] Place developments and subdivisions close to roads.
 - [e] Follow established settlement patterns.

- a) The proposed driveway and house sites are located in existing open areas and along the edge of a tree line, and tree clearing will be kept to a minimum.
- b) The proposed house sites and driveways were designed to essentially follow the contours to minimize grading impacts.
- c) Not applicable
- d) The development is close to a town highway, Old River Road.
- e) The development is located in already developed or disturbed areas.

- Locate development such that it will not conflict with existing agricultural uses in the area and provide adequate buffers between potentially conflicting uses.

The property is not conducive to agricultural use.

- Create an efficient use of land that results in cluster development, small networks of utilities and roads, and large sections of unfragmented land.

The scale of this project is very small and in already open area and therefore has little impact on land fragmentation.

☐ Agriculture Overlay District.

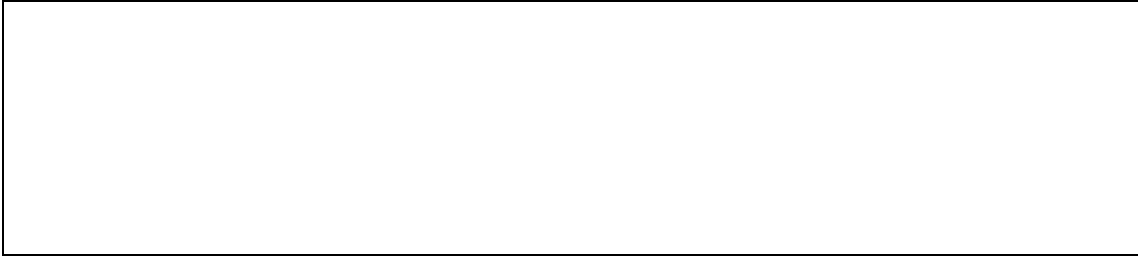
Supplemental development standards. In addition to the general provisions for all overlay districts specified in Subsection [B](#) above, all development and subdivisions involving lands in an Agricultural Overlay District are subject to the following supplemental standards:

- (a) Development envelopes shall be located at field edges or, in the event that no other land is practical for development, on the least fertile soils in order to minimize the use of productive agricultural land and impacts on existing farm operations.
- (b) Buildings should be clustered to avoid the fragmentation of productive farmland/open land.

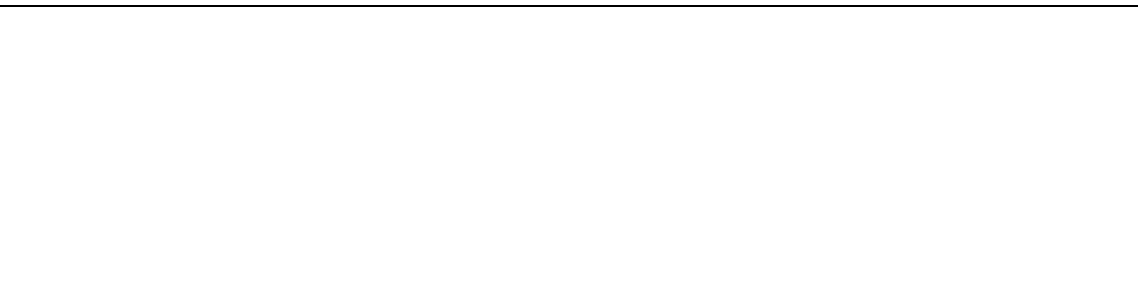
☐ Wildlife Connector Overlay District.

Supplemental development standards. In addition to the general provisions for all overlay districts specified in Subsection B above, all development and subdivisions involving lands in a Wildlife Connector Overlay District are subject to the following supplemental standards:

- Development will be encouraged close to roads and/or developed areas to allow sufficient wildlife corridors through the area.

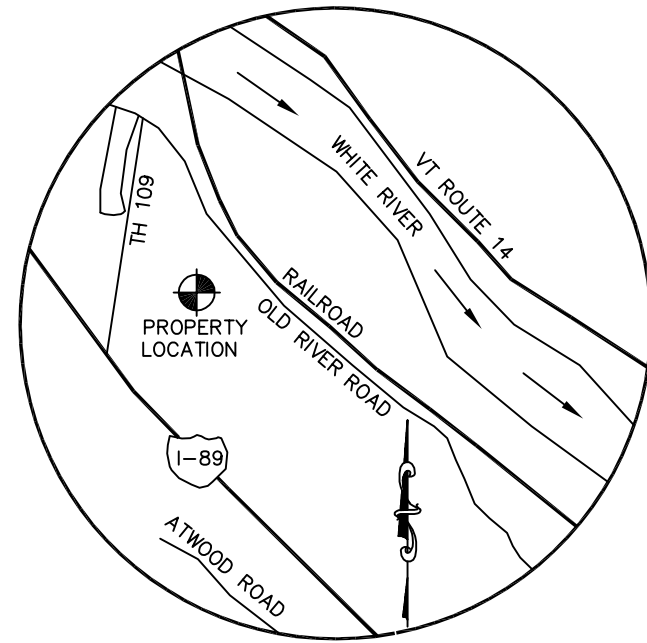


- A buffer area of adequate size from the edge of development shall be established to ensure the protection of critical wildlife habitats and travel corridors.



- Written review from the Vermont Department of Fish and Wildlife regarding the impact of the proposed development on the wildlife corridor and significant wildlife habitats when requested by the Planning Commission for site development plan and subdivision applications or by the Administrative Officer for zoning permits.





LOCATION MAP (n.t.s.)

DALE W. and DARLENE L. SNADER
DEED BOOK 81, PAGES 396-398
9/7/1977
KEY DEED:
12/147 2/9/1838
PLAT: MAP SLIDE 705
MAP SLIDE 718

NOTE:
THE PROPERTY OF DALE W. and DARLENE L. SNADER
IS SHOWN ON THE HARTFORD ASSESSOR'S CARD AS
AS BEING OWNED BY LEISURE LIVING PARKS INC.

TERMINUS OF TH #109
AS PER HARTFORD VTrans
TOWN HIGHWAY MAP (LENGTH=0.17 MILES)
(SEE NOTE #4)

DALE W. and DARLENE L. SNADER
DEED BOOK 81, PAGES 396-398
9/7/1977
KEY DEED:
12/147 2/9/1838
PLAT: MAP SLIDE 705
MAP SLIDE 718

THIS PLAT IS APPROVED SUBJECT TO THE
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND DECISION FOR THIS SUBDIVISION. A COPY
OF WHICH IS ON FILE IN THE DEPARTMENT
OF PLANNING AND DEVELOPMENT SERVICES
OFFICE.

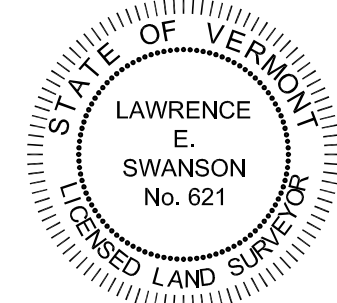
APPROVAL # _____
HARTFORD PLANNING COMMISSION
DATE: _____
BY: _____
CHAIRPERSON/VICE CHAIRPERSON

VERMONT DEPARTMENT OF HIGHWAYS
RIGHT-OF-WAY PLANS
PROJECT: HARTFORD I 89-1(5)
SHEETS 26 & 28 OF 269
I 89-1(15) ROW

INTERSTATE I-89

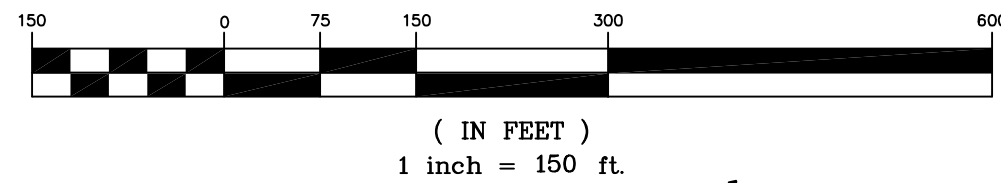
STATE OF VERMONT
DEED BOOK 60, PAGE 602
3/30/1965
PARCEL (42)

SEE NOTE #1
N 428067.9
E 1668403.5
U.S. survey feet
N 428068.8
E 1668406.8
International feet



LINE	LENGTH	BEARING	
539 TO 538	65.15'	N30°36'00"E	PROPERTY LINE
538 TO 816	305.61	N48°37'53"W	ALONG HIGHWAY RIGHT-OF-WAY
539 TO 531	165.00'	S47°08'48"E	PROPERTY LINE
818 TO 816	281.92'	S44°54'30"E	TIE LINE
818 TO 472	957.38'	N29°52'39"W	TIE LINE
471 TO 475	434.38'	S3°27'50"W	TIE LINE
538 TO 294	252.73'	S68°36'00"E	TIE LINE
517 TO 234	141.73'	S34°19'27"E	TIE LINE
475 TO 444	39.65'	N34°05'50"W	TIE LINE
471 TO 130	25.00'	N68°07'24"W	TIE LINE

GRAPHIC SCALE



NOTES:

- 1.) The bearings, distances and physical features shown hereon, were calculated, measured and located from an offset traverse using a Trimble S6 electronic total-station instrument and Spectra Precision EPOCH 50, Dual Frequency GNSS receivers were used to establish N.G.S. OPUS-RS static solution control traverse stations. Coordinates are shown in U.S. survey feet and international feet as referenced to the V.T. State Plane Coordinate System, NAD_83(2011)(EPOCH: 2010.0000). Distances are ground with an average combined grid scale factor of 0.99995. The bearings are shown to the nearest second of arc and distances to the nearest hundredth of a foot for mathematical closure purposes and they are consistent with the adjusted final coordinates. The measurements are actually precise to the nearest minute of arc and 1 tenth of a foot.
- 2.) This property is subject to, or benefited by all easements and rights of record, unwritten or implied.
- 3.) Parcel Map Identification Number 8-39 is not a separate parcel. A separate deed/title (ownership) for this parcel was not found. It appears that in the circa late 1970's after the mobile home was installed the Town of Hartford established this separate parcel. In September of 1987, The Town of Hartford Property Record card for this parcel shows that the listers at that time determined this lot to be void.
- 4.) The Hartford VTrans town highway map shows Town Highway #109 terminating as shown on this plat. Prior to the construction of I-89 Town Highway #109 was a through road that connected to present day Atwood Road. I did not find, after extensive research, where this section of highway was discontinued and I have shown this highway extending to the right-of-way limits of I-89. Some of the road section in question near I-89 is impassable for travel with a vehicle and that is possibly why this section was not originally mapped by VTrans after the construction of I-89 in the circa late 1960's. The right-of-way was established 1.5 rods (24.75') from the centerline of the existing travelled way pursuant to Title 19, VSA Sections 32 and 702.
- 5.) This section of Old River Road was laid out on September 10, 1859 (Recorded: Town Records Vol. 5 1846-1863/Pg. 190-191. The layout could not be definitively re-established due to conflicting physical evidence, therefore, the Old River Road right-of-way was established 1.5 rods (24.75') from the centerline of the existing travelled way pursuant to Title 19, VSA Sections 32 and 702.
- 6.) See design plans by Harrington Civil Engineers, Inc. of No. Pomfret, VT for existing and proposed project water/wastewater systems.
- 7.) The existing 24" CMP pipes that I have shown (24" CMP #1 & 24" CMP #2) are believed to be part of the drainage system that flows from the State of VT, I-89 property. The location of these pipes are shown as approximate only as these pipes are mostly buried. The deed (60/602, 3/30/1965) that gives the State of VT, I-89 property the right to discharge water upon the land of Anthony Parizo was granted in general terms without definite location and description for the drainage culvert easements. The deed does not give an easement width.

LEGEND:

- △ UNMONUMENTED POINT
- REBAR SET (5/8" DIA. REBAR W/2" DIA. ALUMINUM CAP "L. E. SWANSON L.S. 621")
- ⊕ 3/4" DIA. REBAR FOUND (FLUSH, NO ID. CAP)
- ⊙ 5/8" DIA. REBAR WITH PLASTIC YELLOW CAP ("TIM ROCKWOOD L.S. 537")
- 4" x 4" CONCRETE HIGHWAY MONUMENT FOUND WITH "VT HB" CASTED INTO THE TOP OF THE MONUMENT
- ⊙ DRILLED WELL
- ⊙ 42" DIA. CONC. WELL TILE
- ⊙ UTILITY POLE
- ⊙ CABLE GUY ANCHOR
- ⊙ NEW PARCEL IDENTIFICATION NUMBER (PROPOSED)
- INTERSTATE CHAIN LINK FENCE
- OVERHEAD UTILITY LINE
- EDGE OF TRAVELED WAY/GRAVEL
- EDGE OF ASPHALT PAVEMENT
- BARBED WIRE FENCE
- STONEWALL
- STATIONING AS SHOWN ON REFERENCED HIGHWAY R-O-W PLANS
- EDGE OF WETLANDS
- EDGE OF WOODS (APPROXIMATE LOCATION ONLY) AS SCALED FROM VT DIGITAL ORTHO IMAGERY
- LIMITS OF DEVELOPMENT/BUILDING ENVELOPE

ZONED: RL-3
MINIMUM SETBACK REQUIREMENTS: (FROM PROPERTY LINES)
FRONT: 35 FEET SIDE AND REAR: 35 FEET
LOTS UNDER 2.0 ACRES FRONT: 35 FEET SIDE AND REAR: 25 FEET

REVISED: 4-30-26 TOWN OF HARTFORD STAFF COMMENTS

SUBDIVISION SURVEY
OF THE LANDS OF

ANTHONY PARIZO
TAX MAP 8, LOT 40
OLD RIVER ROAD and TOWN HIGHWAY #109
HARTFORD, VERMONT

PROJECT NO.:	DATE:	SURVEYED BY:	PROJECT NAME:
23016	APRIL 6, 2026	WEH, LES	PARIZO_ANTHONY
DRAWN BY:	SCALE:	SHEET 1 of 1	DRAWING FILE:
LES	1"=150'		PARIZO_ANTHONY
			LAYOUT NAME:
			18 x 24 PLAT

LAWRENCE E. SWANSON, L.S.
LICENSED LAND SURVEYOR
SHARON, VERMONT 05065

I certify that this survey was made based on deeds and surveys,
physical evidence found in the field and notes as indicated.
This plat conforms with the requirements of 27 VSA 1403.

Lawrence E. Swanson

ANTHONY PARIZO

OLD RIVER ROAD

RESIDENTIAL SUBDIVISION

PROJECT

HARTFORD, VERMONT

APRIL 2026

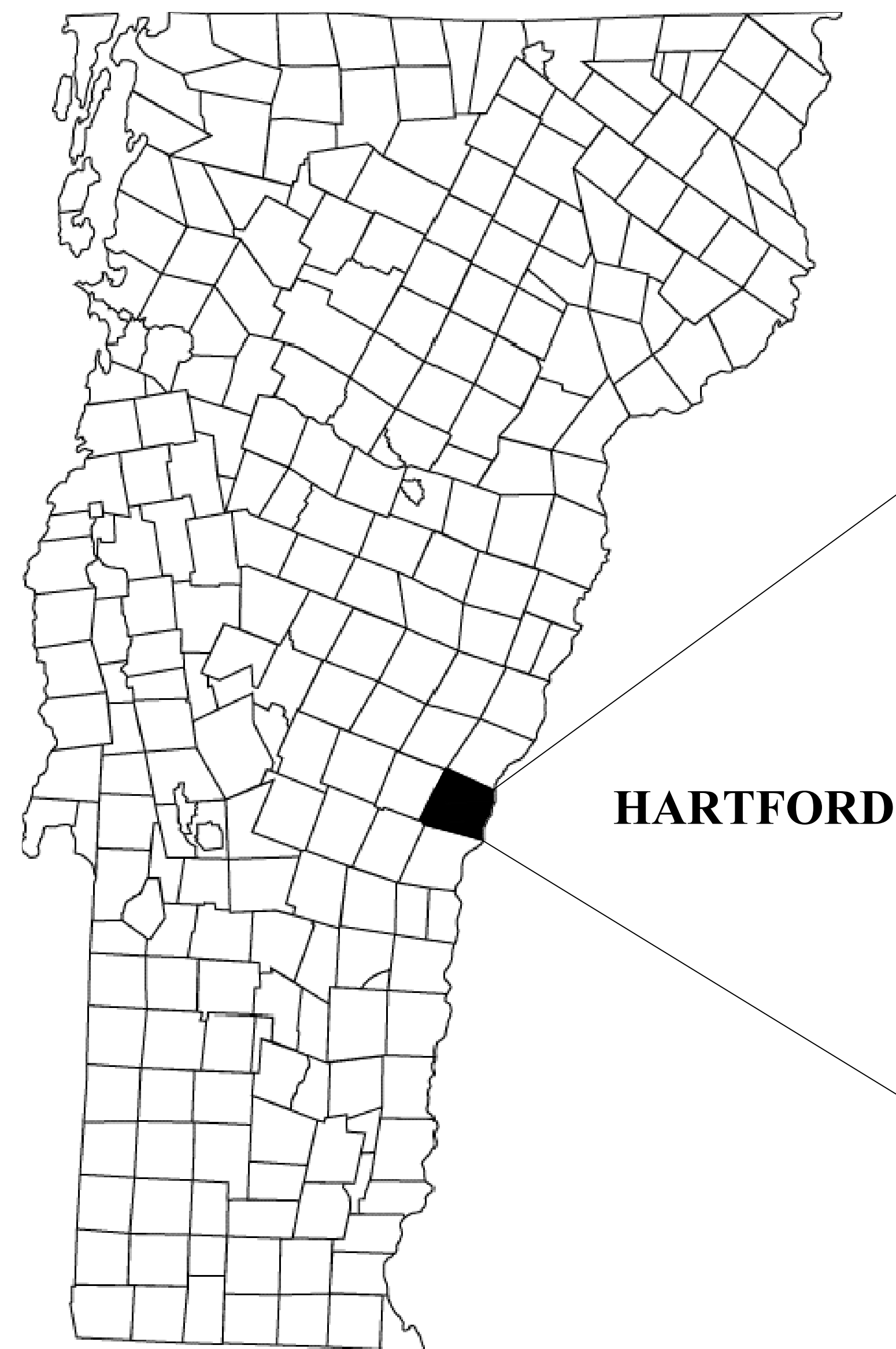
PERMIT PLAN SET

OWNER
ANTHONY PARIZO
3158 OLD RIVER ROAD
WHITE RIVER JUNCTION, VT 05001
(802) 299-6111

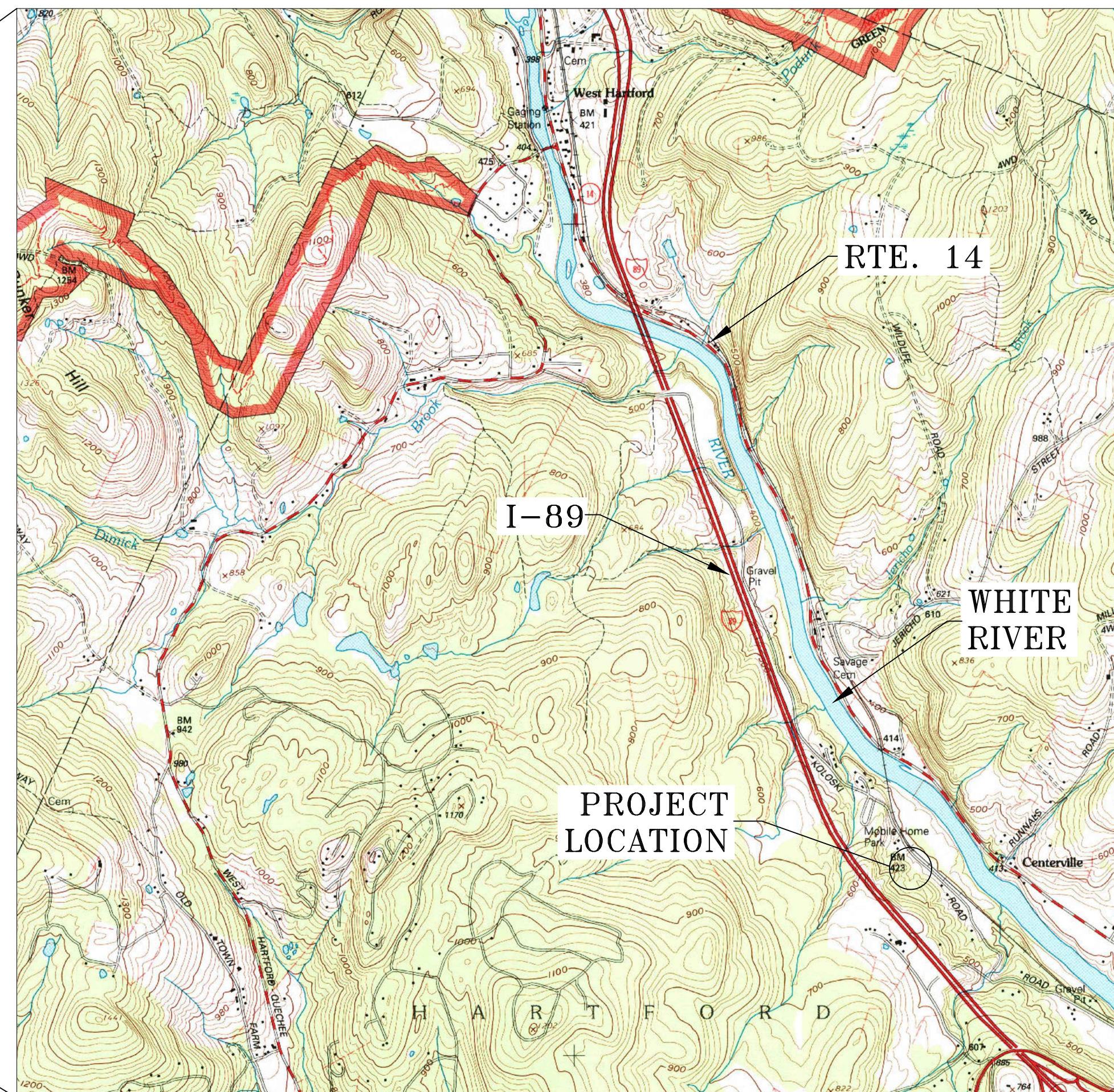
CIVIL/SITE ENGINEER
HARRINGTON CIVIL ENGINEERS, INC.
7868 POMFRET ROAD
PO BOX 283
NORTH POMFRET, VERMONT 05053
(802) 457-1299

WETLAND CONSULTANT
A&D KLUMB ENVIRONMENTAL, LLC.
34 CENTENNIAL DRIVE
WEBSTER, NH 03303
(603) 746-5065

SURVEYOR
LAWRENCE E. SWANSON, L.S.
139 SWANSON ROAD
SHARON, VT 05065
(802) 763-2255



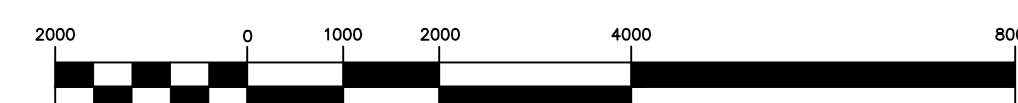
HARTFORD



PROJECT LOCATION PLAN

SCALE: 1" = 2000'

GRAPHIC SCALE



(IN FEET)
1" = 2000'

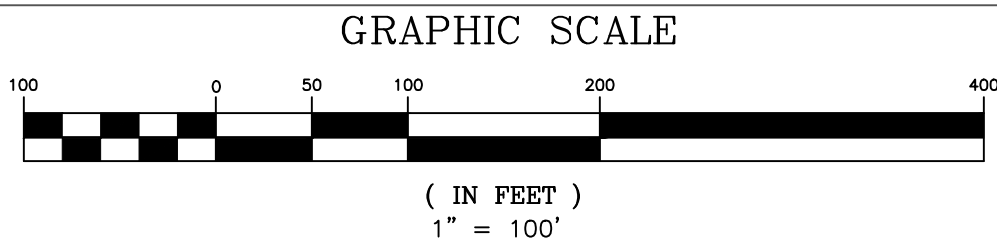
MAGNETIC (APPROX.)

PLAN SHEET INDEX

SHEET #	DESCRIPTION	SCALE	ORIGINAL DATE	REVISED DATE
C1	EXISTING CONDITIONS SITE PLAN, DEMOLITION PLAN, AND NOTES	1"=100'	4/8/2026	5/6/2026
C2	PROPOSED CONDITIONS OVERALL SITE PLAN	1"=100'	4/8/2026	5/4/2026
C3A	DRIVEWAY, EROSION CONTROL, AND WETLAND MITIGATION PLAN AND NOTES LOT 8-40-1 AND LOT 8-40-2	1"=30'	4/8/2026	5/1/2026
C3B	DRIVEWAY AND DRAINAGE DETAILS AND NOTES	NTS	4/8/2026	5/1/2026
C3C	EROSION CONTROL DETAILS AND NOTES	NTS	4/8/2026	
C4A	WATER SUPPLY AND WASTEWATER DISPOSAL SYSTEM, LOT 8-40 REPLACEMENT WASTEWATER DESIGNATION, AND OVERALL WELL SHIELD AND SEPTIC ISLOATION PLAN	1"=40'	4/8/2026	
C4B-1	LOT 8-40-1 - WATER SUPPLY AND WASTEWATER DISPOSAL SYSTEM SITE PLAN AND NOTES	1"=10'	4/8/2026	
C4B-2	LOT 8-40-1 - WATER SUPPLY AND WASTEWATER DISPOSAL SYSTEM DETAILS AND NOTES	NTS	4/8/2026	
C4C-1	LOT 8-40-2 - WATER SUPPLY AND WASTEWATER DISPOSAL SYSTEM SITE PLAN AND NOTES	1"=10'	4/8/2026	
C4C-2	LOT 8-40-2 - WATER SUPPLY AND WASTEWATER DISPOSAL SYSTEM DETAILS AND NOTES	NTS	4/8/2026	

OVERALL SITE PLAN

SCALE: 1"=100'



EXISTING WELL LEGEND	
NUMBER	DESCRIPTION
1	24" CMP PIPE (VERTICAL) - 40" HIGH W/ NO COVER
2	42" ø CONCRETE WELL TILE
3	DRILLED WELL
4	42" ø CONCRETE WELL TILE
5	DRILLED WELL
6	42" ø CONCRETE WELL TILE
7	42" ø CONCRETE WELL TILE - SHALLOW WELL SERVING EXISTING HOUSE AT 3158 OLD RIVER ROAD

LEGEND

--- 500 ---	MAJOR CONTOURS (10')
--- ROW +/- ---	APPROXIMATE RIGHT OF WAY
--- PL +/- ---	APPROXIMATE PROPERTY LINE
=====	RAILROAD TRACKS
~~~~~	TREELINE
--- WB --- WB ---	50' WETLAND BUFFER
--- SB --- SB ---	30' STREAM BUFFER
-----	FLAGGED CLASS II WETLANDS
=====	PAVED SURFACE
-----	HARD PACK SURFACE
=====	CULVERT
-----	STREAM
⊗	WELL (AS LABELED)
×A20	WETLAND FLAG

GENERAL NOTES (FOR ALL CONSTRUCTION)

- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS.
- NO EXISTING MONUMENTS, BOUNDS, OR BENCHMARKS SHALL BE DISTURBED WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.
- ALL WORK SHALL BE PERFORMED WITHIN THE PROPERTY OF, AND EASEMENTS SECURED BY, THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DATA COLLECTION AND PREPARATION OF RECORD DRAWINGS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTROLLING EROSION IN ALL AREAS DISTURBED BY HIS ACTIONS. COSTS FOR REQUIRED EROSION CONTROL, REGARDLESS OF WHETHER OR NOT SUCH MEASURES ARE SHOWN ON THE ENGINEERING DRAWINGS, SHALL BE BORNE BY HIM.
- UTILITY LOCATIONS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF EXISTING UTILITIES AND SHALL REPAIR ANY DAMAGE AS QUICKLY AS POSSIBLE AT HIS OWN EXPENSE. ALL UTILITIES ENCOUNTERED SHALL BE LOCATED BY DEPTH AND TIES AND SHOWN BY THE CONTRACTOR ON HIS "AS BUILT" DRAWINGS. HAND EXCAVATION SHALL BE DONE WHEREVER UNDERGROUND UTILITIES ARE SHOWN OR ANTICIPATED. THE CONTRACTOR SHALL CONTACT DIG SAFE AND THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION IN ORDER TO VERIFY EXISTING CONDITIONS AND UTILITY LOCATIONS.

PLAN NOTES

- BOUNDARY INFORMATION AS SHOWN ON THIS PLAN SHALL BE CONSIDERED APPROXIMATE AND WAS TAKEN FROM BOUNDARY SURVEY PLAN TITLED, "SUBDIVISION SURVEY OF THE LANDS OF ANTHONY PARIZO", BY LARRY SWANSON, L.S., LAST REVISED 4-2-26.
- HARRINGTON CIVIL ENGINEERS, INC. (HCEI) IS NOT RESPONSIBLE FOR PROPERTY BOUNDARY LINE INFORMATION. ALL WORK SHALL BE PERFORMED ON LANDS OWNED BY OR EASEMENTS SECURED BY OWNER.
- EXISTING CONDITIONS AND TOPOGRAPHIC CONTOUR INFORMATION IN AREA OF PROPOSED WORK WAS TAKEN FROM SURVEY BY HCEI ON 11-12-24, AND SWANSON SURVEY REFERENCED UNDER PLAN NOTE #1, ABOVE. TOPOGRAPHIC CONTOURS SHOWN IN THESE PLANS WERE ALSO OBTAINED FROM LIDAR INFORMATION AVAILABLE ON THE VCGIS WEBSITE.
- THESE PLANS ARE INTENDED FOR TOWN ACCESS AND ZONING, AND STATE PERMITTING PURPOSES ONLY. ALL NECESSARY PERMITS SHALL BE OBTAINED AS REQUIRED PRIOR TO ANY CONSTRUCTION.
- EXISTING WASTEWATER INFORMATION SHOWN ON LOT 8-40 TAKEN FROM SEPTIC REPORT INFORMATION PROVIDED BY THE OWNER.
- CLASS TWO WETLAND LIMITS WERE DETERMINED AND FLAGGED BY AUDRA KLUMB FROM A&D KLUMB ENVIRONMENTAL, LLC, AND VERIFIED WITH THE STATE WETLAND REVIEWER IN AUGUST 2025. FLAGS WERE SURVEYED AND MAPPED BY LAWRENCE SWANSON, L.S. REFER TO PLAN REFERENCED UNDER PLAN NOTE #1.

EXISTING CONDITIONS SITE PLAN,  
DEMOLITION PLAN, AND NOTES

HARRINGTON CIVIL ENGINEERS, INC.

DESIGN • PERMITTING • ENVIRONMENTAL  
PLANNING • CONSTRUCTION ASSISTANCE  
NORTH POMFRET, VT 05053  
(802) 457-1299

ANTHONY PARIZO  
PROPOSED SUBDIVISION

3158 OLD RIVER ROAD HARTFORD, VT

P R O J E C T

DRAWING NUMBER

C1

SCALE: NOTED  
CHECKED BY: JCH  
DATE: 4/8/26  
DRAWN BY: WRF/JLB/LHA

2

2

5/6/26

5/1/26

UPDATED LOT NUMBER  
PER TOWN COMMENTS

REVISED PER TOWN  
COMMENTS

NO.

REVISION

NO.

REVISION

DATE

SCALE: 1"=100'

( IN FEET )  
1" = 100'



**N/F LANDS OF  
EDWARD & IDA KIMBALL  
2.15 +/- ACRES**

N/F LANDS OF  
RAYMOND & DORIS HODGDON  
42.4 +/- ACRES

**N/F LANDS OF  
LEONARD & THEODORE BURCH  
AND PAULETTE LINKOUS  
0.25 +/- ACRES**

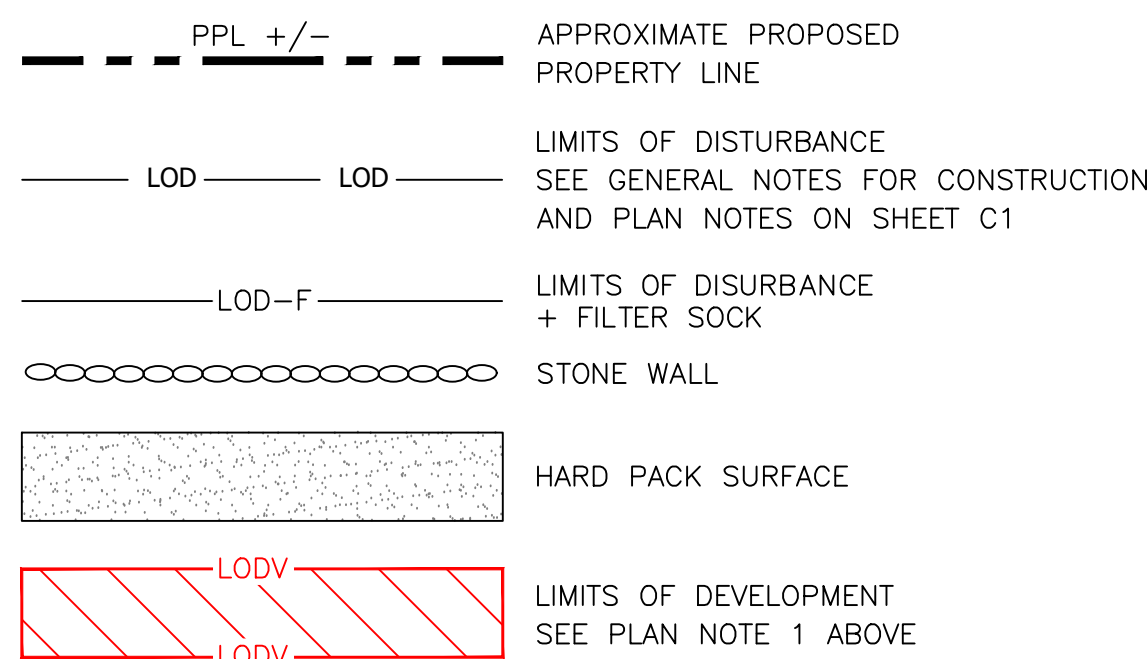
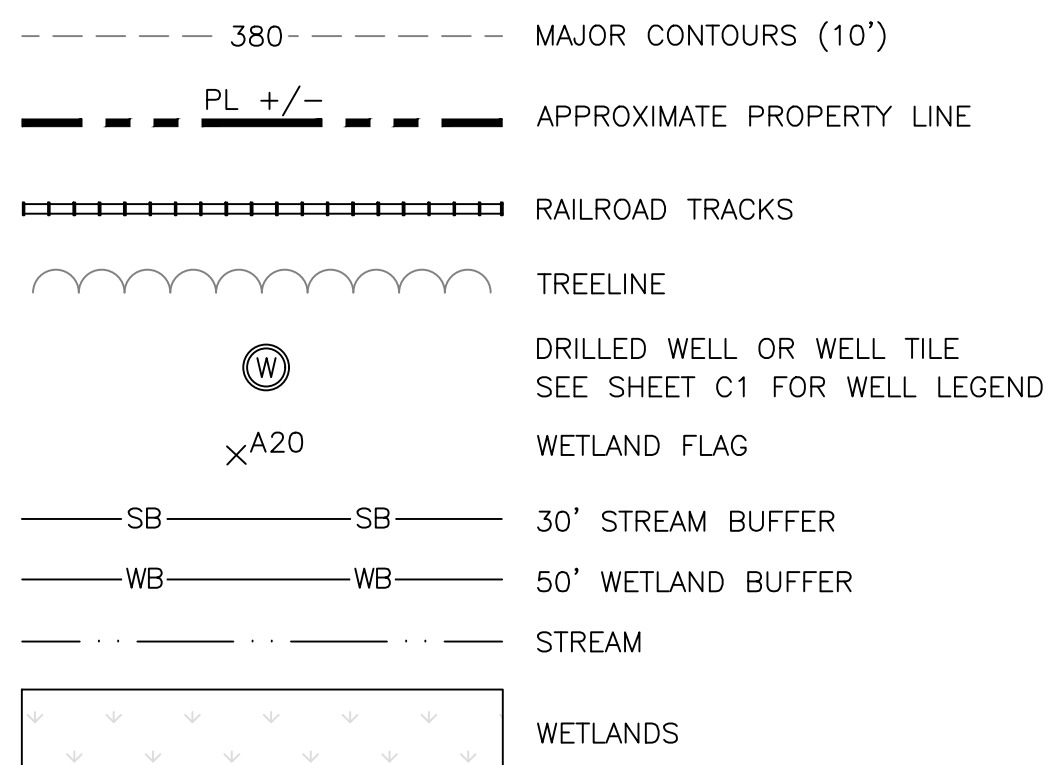
**LANDS OF  
ANTHONY PARIZO  
28.0 +/- ACRES**

N/F LANDS OF  
LEISURE LIVING PARKS, INC.  
C/O DALE SNADER  
45.3 +/- ACRES

PROPOSED LOT 8-4  
1.43 ACRES +/-

LANDS OF  
ANTHONY PARIZO  
21.0 +/- ACRES

EXISTING



## 1. LIMITS OF DEVELOPMENT

1. LIMITS OF DEVELOPMENT (LODV) SHOWN FOR TOWN OF HARTFORD PERMITTING REQUIREMENTS. THE OWNER IS ULTIMATELY RESPONSIBLE FOR ENSURING THAT ALL DEVELOPMENT OCCURS WITHIN THESE LIMITS PER TOWN OF HARTFORD PERMIT REQUIREMENTS. THE LODV LIMITS SHOWN ON THESE PLANS SHALL BE STAKED OUT BY THE ENGINEER OR VERMONT LICENSED SURVEYOR PRIOR TO ANY CONSTRUCTION.
2. PER TOWN ZONING REGULATIONS FOR RL-3 ZONING DISTRICT, MINIMUM SETBACK REQUIREMENTS FOR SINGLE DWELING USES SHALL BE 25' ON ALL SIDES. WHEN PROPOSED LOT IS LESS THAN 2.0 ACRES, THEN MINIMUM SIDE AND REAR SETBACKS ARE REDUCED TO 25'.
3. REFER TO GENERAL NOTES (FOR ALL CONSTRUCTION) ON SHEET C1.
4. REFER TO PLAN NOTES ON SHEET C1.

WHITE RIVER

[illegible]

# PROPOSED CONDITIONS OVERALL SITE PLAN

**HARRINGTON CIVIL ENGINEERS, INC.**

DESIGN • PERMITTING • ENVIRONMENTAL  
PLANNING • CONSTRUCTION ASSISTANCE  
NORTH POMFRET, VT 05053

NORTH POMFRET, VT 05053  
(802) 457-1299

POMFRET, VT  
(802) 457-1299

**ANTHONY PARIZO  
PROPOSED SUBDIVISION**

3158 OLD RIVER ROAD HARTFORD, VT

# PROJECT

DRAWING NUMBER

C2

SCALE:	NOTED
CHECKED BY:	JCH
DATE:	4/8/26
DRAWN BY:	WRF/JLB/LHA

**OVERALL SITE PLAN**  
SCALE: 1"=30'

GRAPHIC SCALE  
( IN FEET )  
1" = 30'

PROPOSED LEACHFIELD LOCATION  
SEE SHEET C4C-1

PROPOSED PLANTINGS

PROPOSED SPLIT  
RAIL FENCE TO  
PROTECT WETLANDS

APPROXIMATE  
WETLAND BOUNDARY  
PER A&D KLUMB  
ENVIRONMENTAL, LLC  
(NOT FLAGGED)

PROPOSED DRIVEWAY/PARKING  
AREA  
(APPROXIMATE)

PROPOSED FOUR-BEDROOM  
HOUSE (APPROXIMATE)  
70' X 90' BUILDING  
ENVELOPE ASSUMED  
ASSUMED FINISH  
FLOOR = 470.5'  
HIGHER CONCRETE FOUNDATION  
WALL ASSUMED THIS SIDE

PROPOSED DRILLED WELL

PROPOSED BOULDER  
SLOPE (TYP.)  
(SEE DETAIL)

PROPOSED LOT 8-40-2  
7.13 ACRES +/-

1.5(H):1(V) SLOPE  
STABILIZE WITH EROSION  
MATTING AS NEEDED

EXISTING TWO  
BEDROOM HOME  
TO BE REPLACED  
WITH NEW TWO  
BEDROOM HOME

PROPOSED TWO-  
BEDROOM HOME TO  
BE MOVED OUT OF  
WETLAND BUFFER,  
25' X 60' BUILDING  
ENVELOPE ASSUMED

PROPOSED LOT 8-40-1  
1.43 ACRES +/-

15' DISTURBANCE  
AREA SHOWN  
AROUND HOUSE  
> 10' REQUIREMENT

GRASS DIVERSION  
SWALE

PROPOSED REPLACEMENT  
MOUND LEACHFIELD  
SEE SHEET C4B-1

EXISTING SHED  
TO REMAIN

EXISTING SHALLOW WELL  
TO BE DISCONNECTED  
AND ABANDONED

EXISTING DRILLED WELL  
TO REMAIN IN USE

PROPOSED SPLIT  
RAIL FENCE TO  
PROTECT WETLANDS

PROPOSED PARKING  
AND WALKWAY

NEW 18" x 25'  
HDPE CULVERT

STREAM  
DISAPPEARS  
UNDERGROUND  
IN THIS VICINITY

NEW 18" x 40'  
HPPVC CULVERT

16' TOTAL  
WIDTH

TO HARTFORD VILLAGE/WHITE RIVER JCT.

OLD RIVER ROAD

TO QUECHEE WEST HARTFORD ROAD

EXISTING DRIVEWAY  
PLAIN

1. REFER TO PLAN NOTES AND GENERAL NOTES (FOR ALL CONSTRUCTION) SHEET C1.
2. REFER TO SHEET C3B FOR DRIVEWAY DETAILS AND NOTES.
3. REFER TO SHEET C3C FOR EROSION CONTROL DETAILS AND NOTES.
4. LIMITS OF DISTURBANCE IN WETLANDS AND WETLANDS BUFFER SHALL BE DEMARCATED WITH WOODEN GRADE STAKES AND ORANGE LOD TAPE.
5. REFER TO SHEET C2 FOR LIMITS OF DEVELOPMENT (LODV).

	ST	SEPTIC TANK
	PT	PRETREATMENT TANK AND PUMP
	W	WATERLINE
	S	GRAVITY SEWERLINE
	FM	SEWER FORCE MAIN

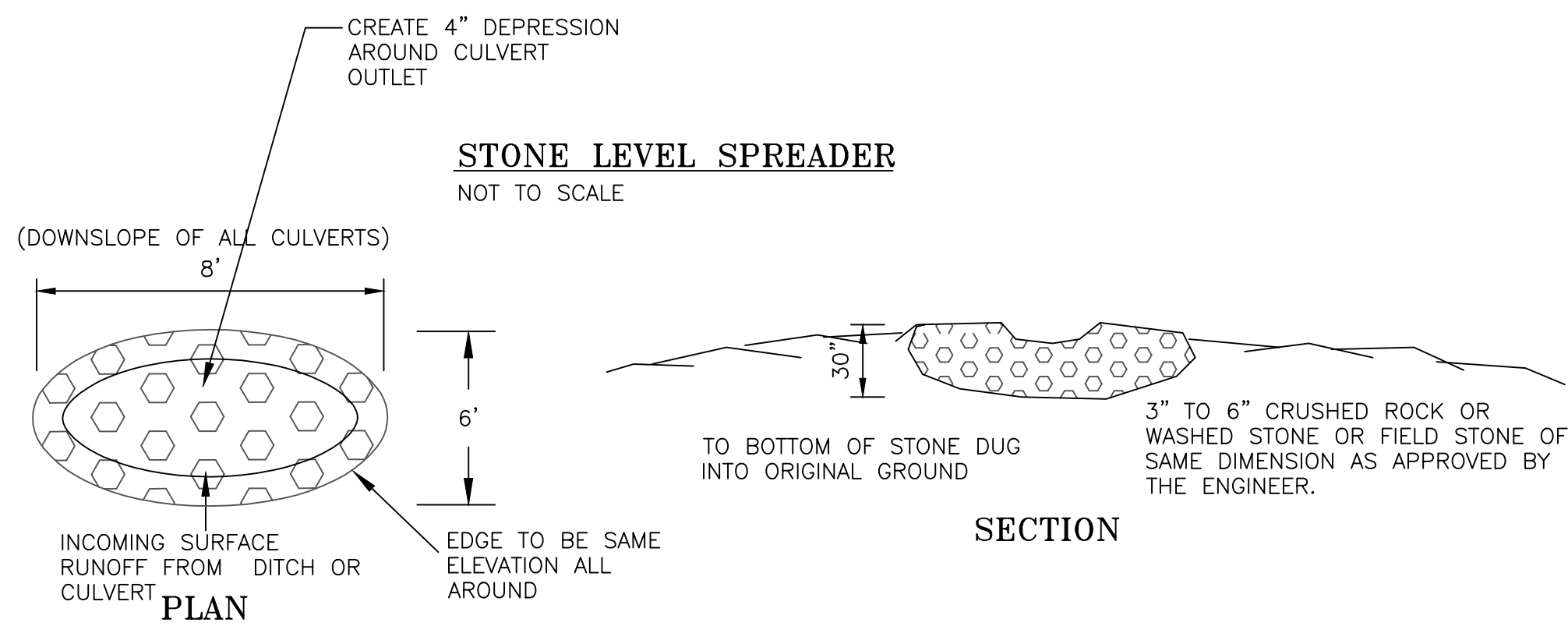
WETLAND IMPACTS TABLE (MEASURED IN CAD)			
PERMANENT DIRECT IMPACTS	TEMPORARY DIRECT IMPACTS	BUFFER IMPACTS	BUFFER ENHANCEMENT
3761.7 SF	1141.8 SF	11,932.0 SF	4849.2 SF
TOTAL = 4903.5 SF			

**HARRINGTON CIVIL ENGINEERS, INC.**

3158 OLD RIVER ROAD HARTFORD, VT

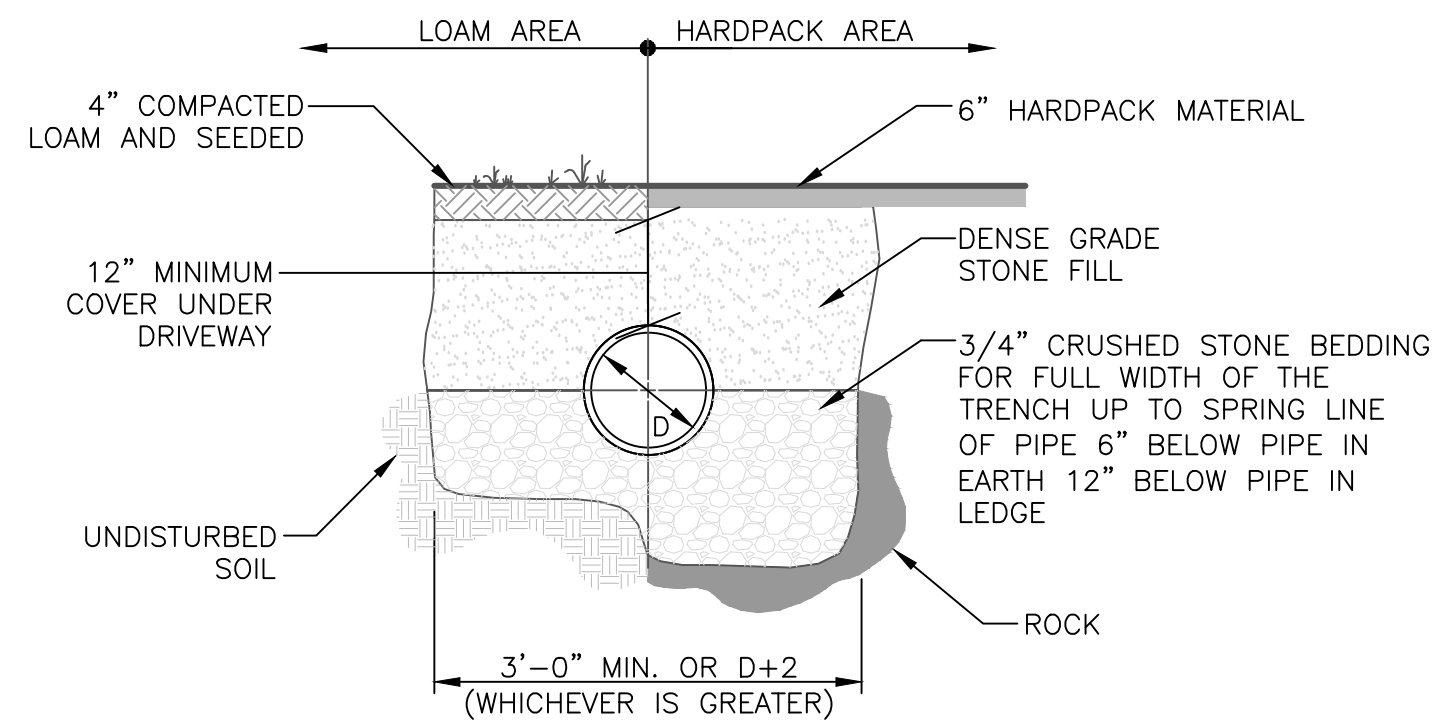
DRAWING NUMBER

SCALE:	NOTED
CHECKED BY:	JCH
DATE:	4/8/26
DRAWN BY:	WRF/JLB/LHA



TYPICAL DRAINAGE TRENCH DETAIL

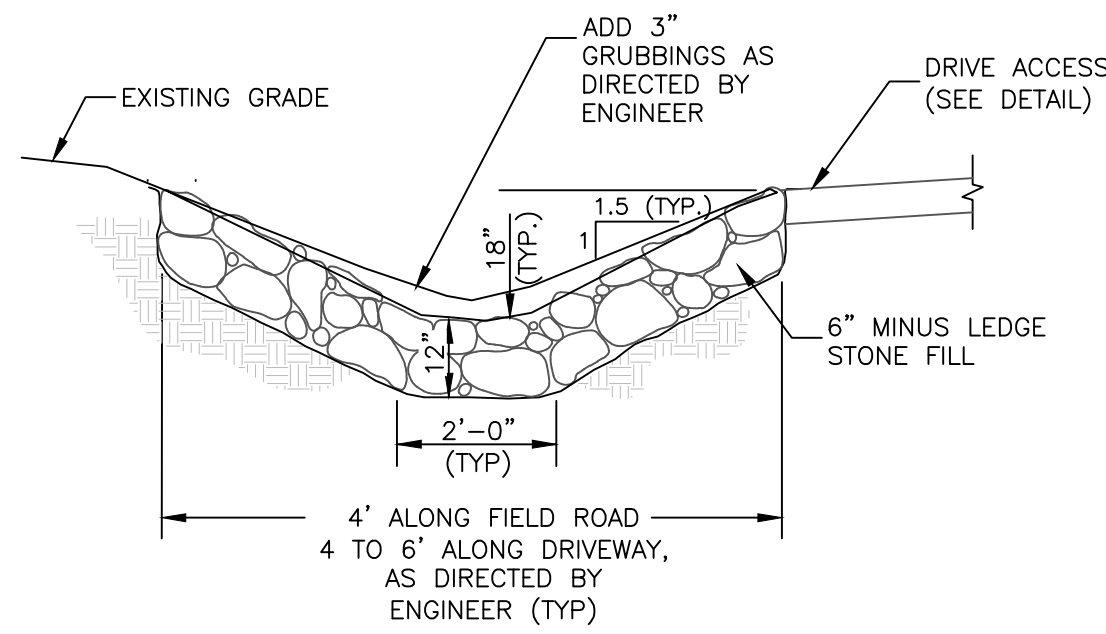
NOT TO SCALE



NOTE: USE HP POLYPROPYLENE PIPE FOR CULVERTS. INSTALL PER TRENCH DETAIL AND MANUFACTURERS RECOMMENDATIONS.

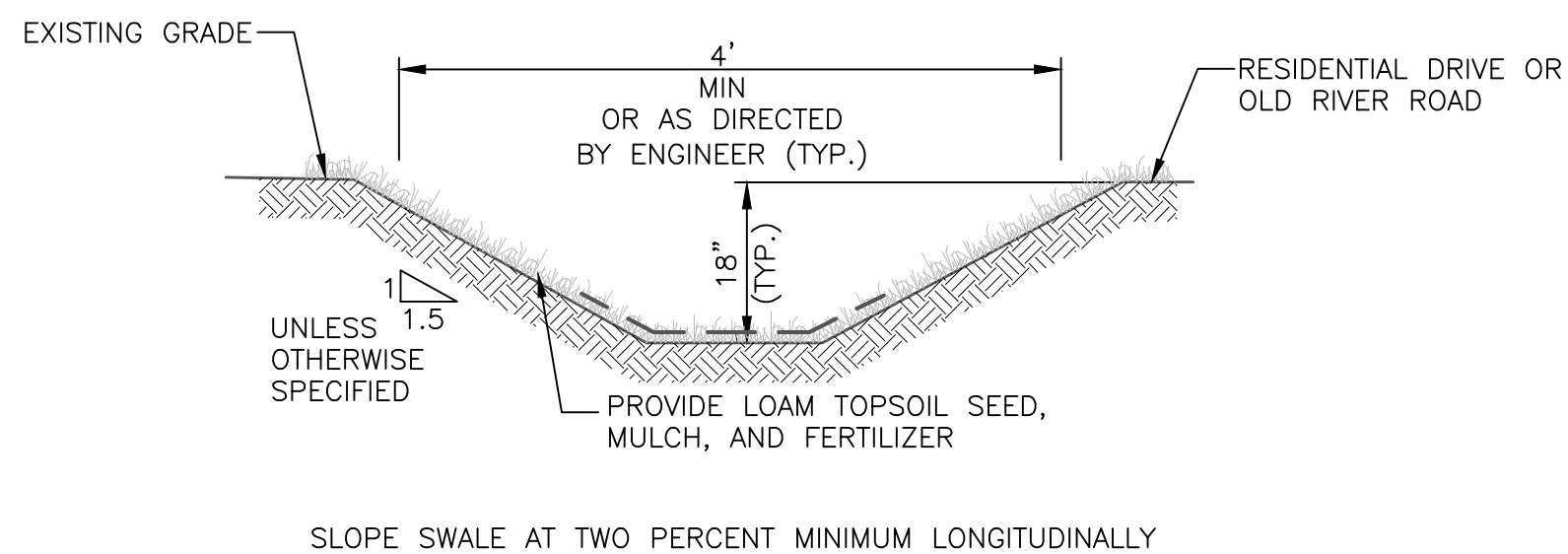
STONE-LINED SWALE DETAIL

NOT TO SCALE



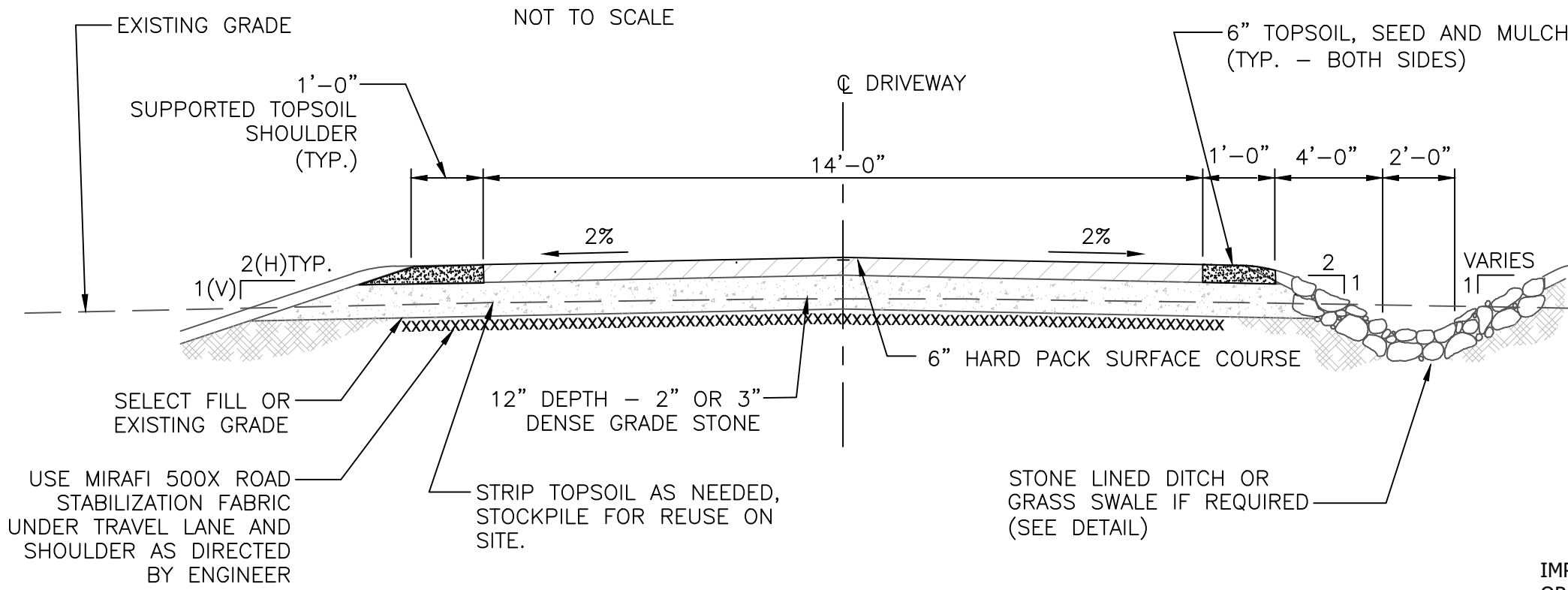
GRASS-LINED SWALE DETAIL

NOT TO SCALE



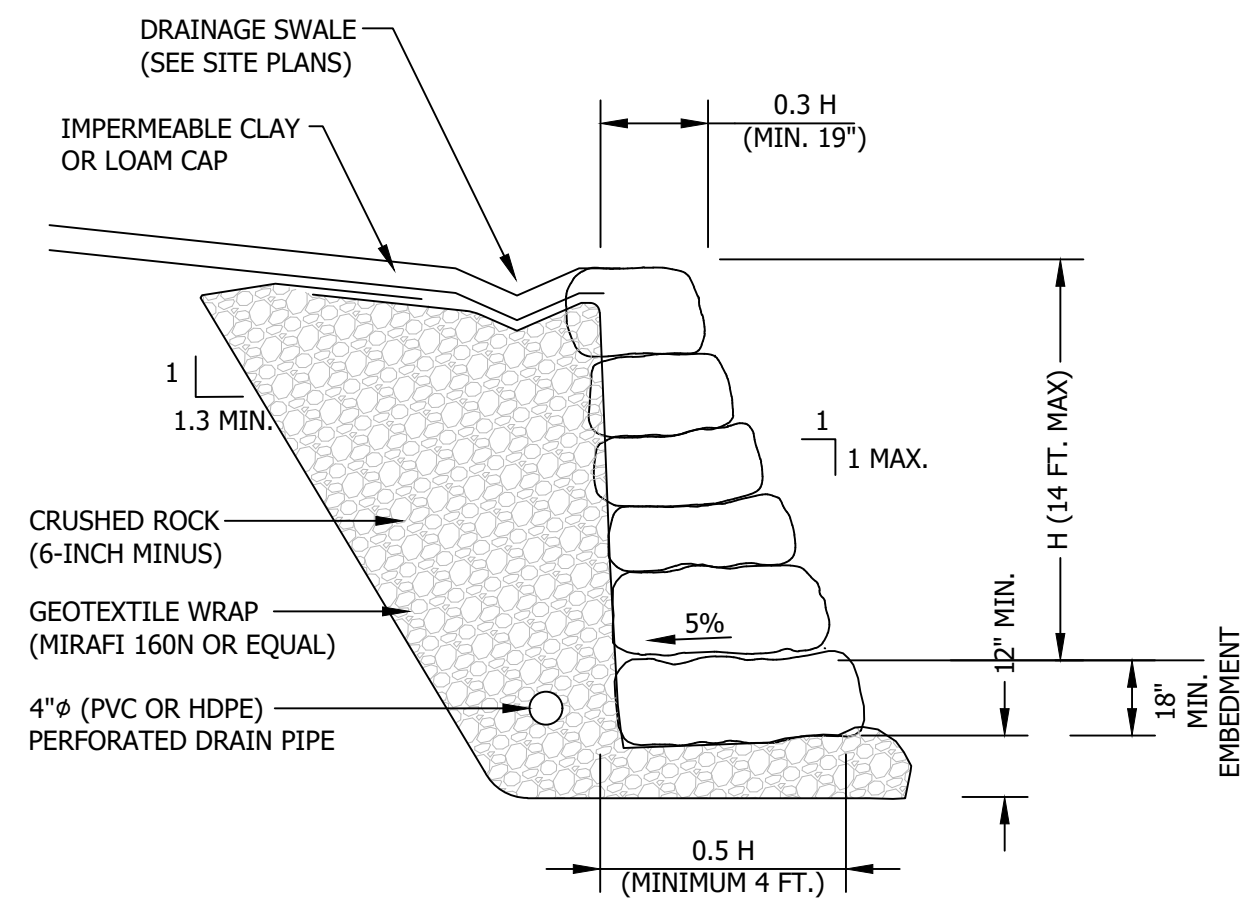
TYPICAL DRIVEWAY CROSS SECTION

NOT TO SCALE



SLOPED BOULDER WALL DETAIL

NOT TO SCALE



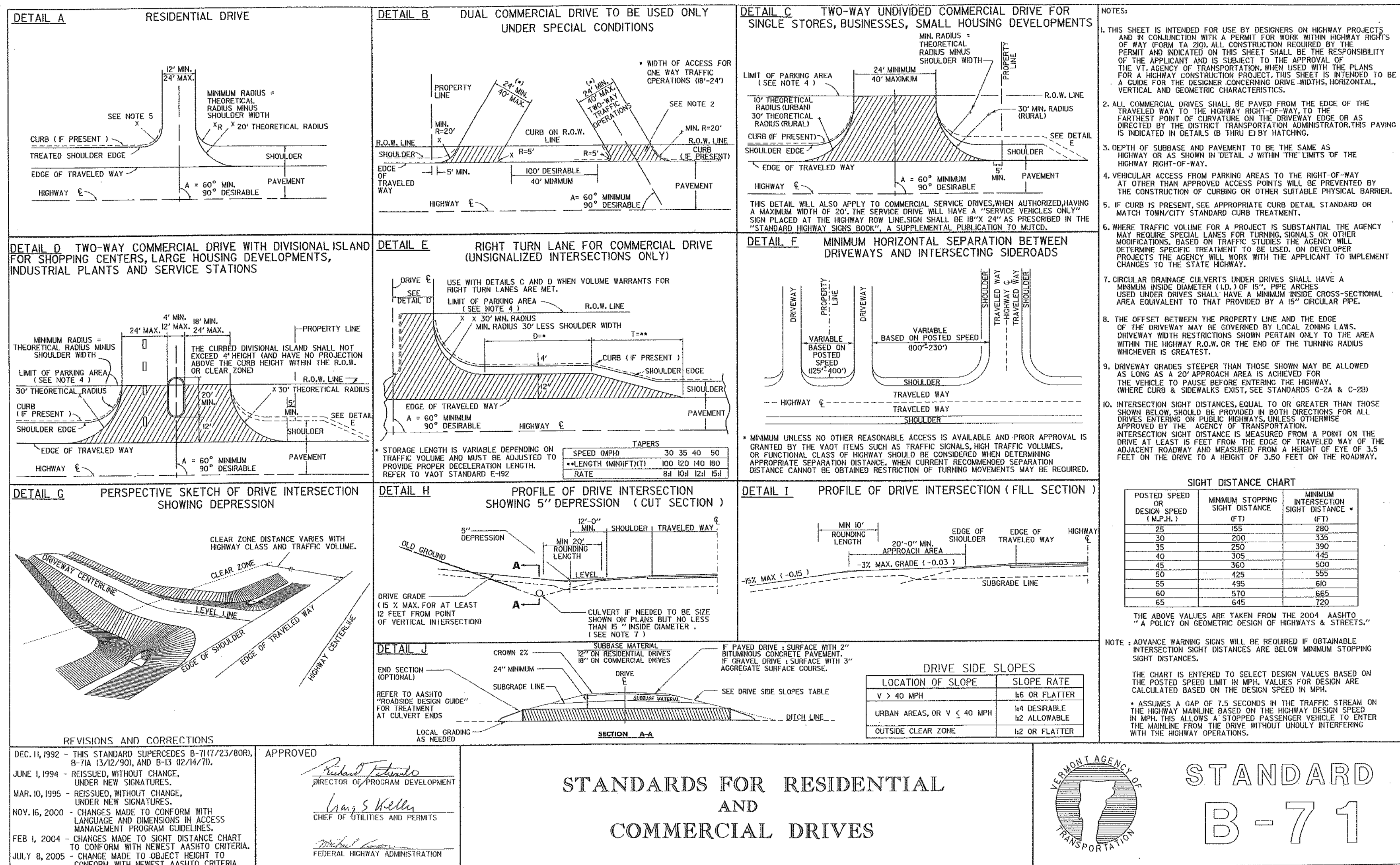
NOTE: USE AS DIRECTED BY THE ENGINEER.

NOTES

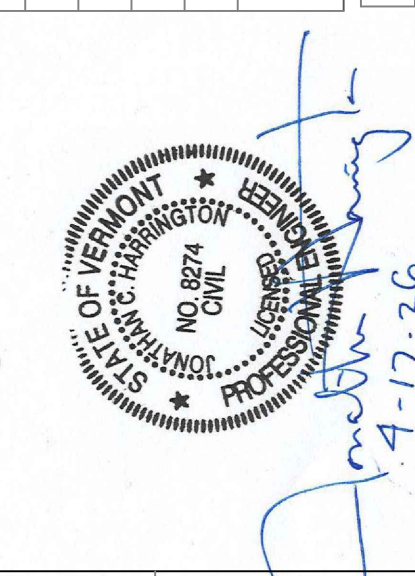
1. SEE GENERAL NOTES ON SHEET C1.
2. DETAIL FROM VTRANS B-71 BELOW, OR AS REQUIRED BY THE TOWN OF HARTFORD.
3. CONTACT ENGINEER AND TOWN OF HARTFORD DPW PRIOR TO CONSTRUCTION TO STAKE OUT AND DISCUSS CONSTRUCTION. CONTRACTOR SHALL PROVIDE AT LEAST 72 HOURS NOTICE PRIOR TO CONSTRUCTION.

DRIVEWAY ACCESS DETAIL

NOT TO SCALE



NO.	REVISION	DATE
1	REVISED PER TOWN COMMENTS	5/1/26



**HARRINGTON CIVIL ENGINEERS, INC.**

DESIGN • PERMITTING • ENVIRONMENTAL PLANNING • CONSTRUCTION ASSISTANCE

NORTH POMFRET, VT 05053 (802) 457-1299

**ANTHONY PARIZO**

PROPOSED SUBDIVISION

3158 OLD RIVER ROAD HARTFORD, VT

DRAWING NUMBER

**C3B**

SCALE: NOTED

CHECKED BY: JCH

DATE: 4/8/26

DRAWN BY: WRF





GRAPHIC SCALE

( IN FEET )  
1 inch = 150 ft.

LOCATION MAP (1 of 3)

DALE W. and DARLENE L. SNADER  
DEED BOOK 81, PAGE 60  
9/7/1977

NOTE:  
THE PROPERTY OF DALE W. and DARLENE L. SNADER  
IS SHOWN ON THE HARTFORD ASSESSOR'S CARD AS  
AS BEING OWNED BY LEISURE LIVING PARKS INC.

CONTINUOUS OF TH #109  
AS PER HARTFORD VTrans  
TOWN HIGHWAY MAP (LENGTH=0.17 MILES)  
(SEE NOTE #4)

BEARINGS AND DISTANCES  
ARE REFERENCED TO  
VT STATE PLANE  
GRID NORTH (NAD 83)  
(SEE NOTE #1)

DALE W. and DARLENE L. SNADER  
DEED BOOK 81, PAGE 60  
9/7/1977

KEY DEED:  
12/147 2/8/1838  
PLAT: MAP SLIDE 705  
MAP SLIDE 718

THIS PLAN IS APPROVED SUBJECT TO THE  
TERMS OF VTA, CONDITIONS OF LAW  
AND REGIONS FOR THE SUBDIVISION. A COPY  
OF WHICH IS ON FILE IN THE DEPARTMENT  
OF PLANNING AND DEVELOPMENT SERVICES.  
APPROVED BY  
PLANNING AND DEVELOPMENT COMMISSION  
DATE  
BY  
VTA/ANTHONY/MICHAEL CHAPMAN

VERMONT DEPARTMENT OF HIGHWAYS  
RIGHT-OF-WAY PLANS  
PARCels 26 & 28 OF 269  
85' (15) ROW

STATE OF VERMONT  
DEED BOOK 60, PAGE 60  
3/30/1965  
PARCEL 12

SEE NOTE #1  
N 14°00'13"E  
E 168°40'13"S  
D.S. SURVEY feet  
N 4°00'00"E  
E 168°40'00"S  
International feet

SWANSON  
No. 521

BEARING-DISTANCE TABLE			
LINE	BEARING	DISTANCE	PROPERTY LINE
438 TO 536	N30°36'00"E	176.15	PROPERTY LINE
438 TO 498	N48°37'53"W	148.37	ALONG HIGHWAY RIGHT-OF-WAY
438 TO 531	S47°08'48"E	148.37	PROPERTY LINE
438 TO 816	S44°54'30"E	281.93	TIE LINE
418 TO 472	N29°52'39"W	957.35	TIE LINE
471 TO 475	S32°27'50"W	434.35	TIE LINE
538 TO 294	S68°36'00"E	252.75	TIE LINE
517 TO 234	S34°19'27"E	141.72	TIE LINE
475 TO 444	N34°05'50"W	39.65	TIE LINE
471 TO 130	S80°07'24"W	25.00	TIE LINE

- 1.) The bearings, distances and physical features shown herein were calculated, measured and located from an offset traverse using a Trimble 58 electronic total-station instrument and Spectra Precision EPOCH 50, dual frequency GNSS receivers were used to establish NAD 83 (1983) State Plane control traverse stations. Calculations are shown in U.S. survey feet and International feet as indicated by the V.T. State Plane Coordinate System, NAD 83 (2011/2000/2010.0000). Distances are rounded with an additional grid scale factor of 0.99995. The bearings are shown to the nearest second of arc and distances to the nearest hundredth of a foot for measurement purposes and they are consistent with the adjusted grid coordinates. The measurements are shown rounded to the nearest minute of arc and 1 tenth of a foot.
- 2.) This property is not to be, or benefited by, or encumbered by, or easements and rights, written or implied.
- 3.) Parcel map identification number 8-39 is not a separate parcel. A separate deed/title (ownership) for this parcel was not found. It appears that in the circa late 1970's after the mobile home was installed on the Town of Hartford established this separate parcel. In September of 1977, the Town of Hartford Property Record Book for this parcel shows that the listers at that time determined this lot to be void.
- 4.) The Hartford VTrans Town Highway map shows Town Highway #109 terminating as shown on this plat. Prior to the construction of I-89 Town Highway #109 was a through road that connected to present day Alford Road. I did not find, after extensive research, where this section of highway was discontinued and I have shown the highway extending to the right-of-way limits of I-89. Some of the road section in question near I-89 is impassable for travel with a vehicle and there is possibly why this section was not originally mapped by VTrans after the construction of I-89 in the circa late 1960's. The right-of-way was established 1.5 rods (24.75') from the centerline of the existing travelled way pursuant to Title 19, VSA Sections 32 and 702.
- 5.) The location of Old River Road was established in September 10, 1858 (Recorded: Town Records Vol. 5 1846-1863/Pg. 190-191. The layout could not be definitively ascertained due to conflicting physical evidence; therefore, the Old River Road right-of-way was established 1.5 rods (24.75') from the centerline of the existing travelled way pursuant to Title 19, VSA Sections 32 and 702.
- 6.) Specifications by Harrington Civil Engineers Inc. of North Ferrisburgh, VT for existing and proposed project water/wastewater systems.
- 7.) The 24" and 30" CIP pipes that I have shown (CIP #1 & #2) are believed to be part of the drainage system that flows from the State of VT, I-89 property. The location of these pipes are shown as approximate only as these pipes are mostly buried. The deed (60/602, 3/30/1965) that gives the State of VT, I-89 property the right to discharge water upon the land of Anthony Parizo was granted in general terms without definite location and description for the drainage culvert easements. The deed does not give an easement width.

LEGEND:

- △ UNMONUMENTED POINT
- REBAR SET (5/8" DIA. REBAR W/2" DIA. ALUMINUM CAP "L. E. SWANSON L.S. 621")
- ⊕ 3/4" DIA. REBAR FOUND (FLUSH, NO ID. CAP)
- ⊙ 5/8" DIA. REBAR WITH PLASTIC YELLOW CAP ("TIM ROCKWOOD L.S. 537")
- 4" x 4" CONCRETE HIGHWAY MONUMENT FOUND WITH "VT HB" CASTED INTO THE TOP OF THE MONUMENT
- ⊙ DRILLED WELL
- ⊙ 42" DIA. CONC. WELL TILE
- ⊙ UTILITY POLE
- ⊙ CABLE GUY ANCHOR
- 8-40-1 NEW PARCEL IDENTIFICATION NUMBER (PROPOSED)
- INTERSTATE BARRIER FENCE
- OVERHEAD UTILITY LINE
- EDGE OF TRAVELED WAY/GRAVEL
- EDGE OF ASPHALT PAVEMENT
- BARBED WIRE FENCE
- STONE WALL
- 259+33 126 SPATIALING AS SHOWN ON REFERENCED HIGHWAY R-O-W PLANS
- EDGE OF WETLANDS
- EDGE OF ACCESS (APPROXIMATE LOCATION ONLY) AS SHOWN FROM DIGITAL ORTHO IMAGERY
- LIMITS OF DEVELOPMENT/BUILDING ENVELOPE

NOTED: RL—  
MINIMUM SETBACK REQUIREMENTS: (FROM PROPERTY LINES)  
FRONT: 35 FEET SIDE AND REAR: 35 FEET  
LOTS UNDER 2.0 ACRES: FRONT: 35 FEET SIDE AND REAR: 25 FEET

REVISED: 4-30-26 TOWN OF HARTFORD STAFF COMMENTS

SUBDIVISION SURVEY  
OF THE LANDS OF

ANTHONY PARIZO  
TAX MAP 8, LOT 40

OLD RIVER ROAD and TOWN HIGHWAY #109  
HARTFORD, VERMONT

PROJECT NO.	DATE	SURVEYED BY:	PROJECT NAME:
25016	APRIL 6, 2026	WEH, LES	PARIZO, ANTHONY
DRAWN BY:	SCALE:	SHEET 1 of 1	DRAWING FILE:
	1"=50'		PARIZO, ANTHONY
			LAYOUT NAME:
			18 x 24 PLAT

LAWRENCE E. SWANSON, L.S.  
LICENSED LAND SURVEYOR  
SHARON, VERMONT 05065

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

**HARTFORD PLANNING COMMISSION**

**Application #26-02 by Lawrence and Lynn Potwin  
for approval of the subdivision of lot 07-0049-003 into two lots  
338 Quechee West Hartford Road, Quechee  
in RL-1 and Rural Lands zoning districts**

This decision pertains to application #26-02 by Lawrence and Lynn Potwin (owners/applicants) for approval of the subdivision of lot 07-0049-003 into two lots, 338 Quechee West Hartford Road, Quechee, in RL-1 and Rural Lands zoning districts

**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 June 1, 2026, the Hartford Planning Commission makes the following Findings of Fact:

1. The owners of record of lot 07-0049-003 are Lawrence and Lynn Potwin who acquired the lot on 08-22-13. The deed is recorded in volume 492, page 809 of the Hartford Land Records.
2. The lot is developed with a single-unit dwelling, a shed, and a barn.
3. The lot is approximately 22.81 acres.
4. The lot is class three (on-site water and septic).

**This Application**

5. The applicants propose to subdivide the lot into two lots.

2. 26-02

6. Minimum Area and Dimensional Standards in the RL-1 zoning district are:

Area (acres)		Lot Dimensions (feet)		Setbacks (feet from property lines)		
Per Dwelling Unit	Per Lot	Width	Depth	Front	Side	Rear
1 acre	1 acre	125	150	35	25	25

7. After the subdivision:

Lot 07-0049-003 will be approximately 21.64 acres.

Lot 07-0049-005 will be approximately 1.17 acres.

8. An existing driveway owned by the applicants provides access to lots 07-0049-003 and 07-0049-004.

Access to lot 07-0049-005 is proposed via a 50' right-of-way over the existing driveway on lot 07-0049-003.

The applicants understand that deeded rights of ways and road maintenance agreements are required to be included in the deeds at the time they convey lots 07-0049-003, 07-0049-004, and/or 07-0049-005.

The applicants will obtain Conditional Use Approval for the Hartford Zoning Board of Adjustment for construction of the new driveway serving lot 07-0049-005 if required under section 260-26 of the Zoning Regulations.

9. The applicants have designated a building envelope on the survey for lot 07-0049-005 labeled "Building Envelope."

In addition, the applicants provided a "Conceptual Site Plan" that demonstrates how the lot could be developed within the Building Envelope. This plan is not meant to restrict development of this lot, but to show it can be developed within the building envelope.

According to the applicants, "The proposed building envelope encompasses a site on a plateau within an old gravel pit. The proposed building envelope was developed by applying the required building setbacks from the boundary lines proposed for a minimum one-acre parcel."

10. Proposed lot 07-0049-005 is over 500' from a municipal fire hydrant. In accordance with the Planning Commission's Fire Policy, any new dwelling on proposed lot 07-0049-005 must be equipped with a residential sprinkler system in accordance with applicable NFPA requirements.

### 3. 26-02

11. The lot is in the Rural Lands Overlay District.

Section 260-21 B 4 of the Zoning Regulations requires the following for subdivisions in a Rural Lands Overlay District:

- Development envelopes and associated development shall be located down-slope of ridgelines and prominent hills in areas where ridgelines and hillsides are easily visible from existing roadways, and shall be considered relative to the availability of less visible locations on-site. Additional landscaping may be required to screen development to reduce visibility.

According to the applicants, “The building envelope encompasses a plateau within an old gravel pit. The plateau is nestled between a bank rising above it and below it towards Quechee Main Street. The building envelope is not easily visible from Quechee Main Street due to the steep banks along the street.”

- When locating structures, roads, driveways, utility corridors and rights-of-way, one or more of the following should be employed:
  - a) Place improvements at the wooded edge and/or nearby developed areas. If not possible, place improvements in a manner that minimizes encroachment in wooded areas and open fields.
  - b) Follow existing contours, roads, tree lines, and stone walls.
  - c) Share roads, driveways, utility corridors and rights-of-way.
  - d) Place developments and subdivisions close to roads.
  - e) Follow established settlement patterns.

According to the applicants, “The proposed lot will have access over an existing gravel road that has existed for 50 years. A new driveway of approximately 100 feet will be built to access the building envelope and plateau on the proposed lot.”

- Locate development such that it will not conflict with existing agricultural uses in the area, and provide adequate buffers between potentially conflicting uses.

According to the applicants, “The proposed development would take place within an old gravel pit, and no part of the development would disrupt any potential agricultural uses.”

- Create an efficient use of land that results in cluster development, small networks of utilities and roads, and large sections of unfragmented land.

According to the applicants, “The proposed parcel is located in the south east corner of the overall property between Quechee Main St. and an existing gravel road which will provide access to the property.”

4. 26-02

12. A proposed drilled well and a wastewater disposal system has been identified on proposed lot 07-0049-005.

The State of Vermont requires reciprocal easements for the proposed wastewater system on lot 07-0049-005 and existing wastewater system for lot 07-0049-004 (on lot 07-0049-003) given the proximity of the systems to the proposed northern boundary line for lot 07-0049-005.

13. The application is a “One-step” application under section 203-C 2 of the Subdivision Regulations.
14. The applicants understand that they retain the obligation to identify, apply for, and obtain any relevant local and state permits for this project.
15. The applicants understand that to finalize this approval they must submit a complete Zoning Permit application within 180 days of this decision, or the decision will be null and void.

The applicants understand a complete application includes:

- An application for a Zoning Permit
- Application fee
- Documentation outlining how the conditions of this approval have been met
- Mylar

### **CONCLUSIONS OF LAW**

Based upon the foregoing Findings of Fact, the Hartford Planning Commission concludes that the proposed subdivision meets the requirements of the Town of Hartford Subdivision Regulations including:

Section 200-2 Hartford Subdivision Regulations:

- A. To guide future development in accordance with the Hartford Master Plan (the Plan), Zoning Regulations, Flood Hazard Area Regulations, Capital Budget and Program, and all other Town adopted bylaws, ordinances, regulations, plans, policies, and procedures.
- B. To promote a desirable relationship to the landform, its topography and geology, natural drainage and surface water runoff, surface water, and groundwater.
- C. To conserve natural resources and fragile features such as prime agricultural soils, wetlands, streams, ponds, steep slopes, ridgelines, important wildlife habitat and connectivity, and scenic views.

5. 26-02

- D. To minimize the fragmentation of productive resource lands, including farm and forest land, and to promote their continued use and availability for agriculture, forestry, and wildlife.
- E. To maintain Hartford's historic settlement pattern, defined by compact villages surrounded by rural countryside.
- F. To encourage variety, innovation, flexibility, and greater efficiency in residential development including clustering of lots, in accordance with the provisions of 24 V.S.A. §4417 (Planned Unit Development).
- G. To establish standards of subdivision design including, but not limited to, provisions for pedestrian and vehicular traffic, surface water runoff, surface water, and suitable building sites for the land use contemplated.
- H. To ensure development does not exceed the ability of the Town to provide public services and facilities, and that these facilities and services are available and will have sufficient capacity to serve any proposed subdivision. Such facilities and services include, but are not limited to: parks, recreation areas, schools, police and fire protection, libraries, water and wastewater facilities, roads, and public parking.
- I. To provide adequate utilities such as water, wastewater, electricity, telephone, and broadband.
- J. To provide the most efficient relationship between land use and the circulation of traffic throughout the Town, encourage access management, and avoid undue traffic congestion and overburdening of roads, highways, and intersections.
- K. To promote the conservation of energy and use of renewable energy resources.
- L. To encourage variety in the type, size, and cost of housing to meet the needs of Hartford's diverse population.

**DECISION**

The Hartford Planning Commission, based upon the forgoing Findings of Fact and Conclusions of Law hereby approves application #26-02 by Lawrence and Lynn Potwin (owners/applicants) for approval of the subdivision of lot 07-0049-003 into two lots, 338 Quechee West Hartford Road, Quechee, in RL-1 and Rural Lands zoning districts **on the condition that:**

- **Before a zoning permit is issued to finalize this Decision:**

6. 26-02

- **The applicants' surveyor submits a letter to the Zoning Administrator certifying that the monuments have been set according to the locations identified on the approved survey plat.**
- **The building envelope on the survey and conceptual site plan is amended to include the wastewater disposal system and proposed driveway.**
- **The accessory structure on lot 07-0049-004 is labeled on the survey.**
- **The shed in the building envelope for lot 07-0049-003 is removed from the survey.**
- **Any new dwelling on lot 07-0049-005 must be equipped with a residential sprinkler system in accordance with applicable NFPA requirements.**

**Plans for the sprinkler system must be submitted to the Hartford Fire Department for review and approval before installation commences.**

- **Before a Certificate of Occupancy is issued for any dwelling on lot 07-0049-005, the sprinkler system must be inspected and approved by the Hartford Fire Department and written verification of the approval must be submitted to the Zoning Administrator.**

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 applicant is responsible for insuring compliance with all applicable State and Federal regulations pertaining to this application.

Those in favor:

Those in opposition:

Those not participating:

Dated at Hartford, Vermont this ____ day of June 2026.

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

7. 26-02

V.S.A. s. 4471 and V.R.E.C.P.5, in writing, within 30 days of the date of this decision. 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 #26-02
2. Survey entitled “Subdivision Plan for Lawrence & Lynn Potwin, Red Barn Road, Hartford Vermont” prepared by Pathways Consulting, LLC dated April 20, 2026 and as replaced as required by this decision
3. Site Plan entitled “Conceptual Site Plan for Lawrence & Lynn Potwin, Red Barn Road, Hartford Vermont,” prepared by Pathways Consulting, LLC, dated April 30, 2026 and as replaced as required by this decision
4. Project Narrative from Joseph “Skip” Nalette dated April 30, 2026
5. Memo from Joseph “Skip” Nalette dated April 30, 2026
6. Document entitled “Overlay Districts, § 260-21 Hartford Zoning Regulations, received April 30, 2026

# **PATHWAYS CONSULTING, LLC**

Planning • Civil & Environmental Engineering • Surveying • Construction Assistance  
240 Mechanic Street • Suite 100  
Lebanon, New Hampshire 03766  
(603) 448-2200 • Fax: (603) 448-1221

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April 30, 2026

Jo-Ann Ells, Zoning Administrative Officer  
Town of Hartford  
Hartford Municipal Building, 2nd Floor, Room 201  
171 Bridge Street,  
White River Junction, Vermont 05001

RE: PROJECT NARRATIVE, PROPOSED SUBDIVISION, RED BARN ROAD,  
HARTFORD, VERMONT (Project No. 12147)

Dear Jo-Ann:

Please find attached an application, eight sets of plans and materials, and a check in the amount of \$205 for the referenced property. Lawrence and Lynn Potwin are seeking to create one lot for future residential development. Additional permitting for the proposed project includes a wastewater disposal permit and a water supply permit from the State of Vermont. We understand that this application qualifies for the Town's One-Step Application policy.

## **Project Description**

The subject property has been in the Potwin family ownership since approximately 1965. The parcel is within the Rural Lands One zoning district and the rural lands Overlay District. The plans submitted depict the proposed 1.1-acre lot and the applicant's remaining acreage developed with a home and outbuildings.

The proposed building envelope encompasses a site on a plateau within an old gravel pit. The proposed building envelope was developed by applying the required building setbacks from the boundary lines proposed for a minimum one-acre parcel.

A proposed drilled well and a wastewater disposal system will be located on the proposed Lot 07-0049-005. The proposed wastewater system will require an easement on Lot 07-00049-003 and an easement will be required on the proposed lot 07-0049-005 for the wastewater system serving Lot 07-0049-004 when the Potwin's transfer any of the involved properties.

Access to the proposed lot will be the existing gravel road that exists across the property from the Quechee West Hartford Road to Red Barn Road as shown on the plan. The gravel Rd. currently serves the homes on property on lots 003 and 004 owned by the Potwin's. The applicant understands that deeded rights of ways and road maintenance agreements will be necessary at the time they convey any of the involved properties using the gravel road.

Please let us know if you have any questions related to these application materials. We look forward to addressing staff review comments for the project and meeting with the Zoning Board of Adjustment and the Planning Commission for Site Plan Review.

Sincerely,

PATHWAYS CONSULTING, LLC



Joseph E. "Skip" Nalette, LS  
Project Manager

JEN:hrh

Enclosures

cc: Lawrence and Lynn Potwin w/enclosures

# PATHWAYS CONSULTING, LLC

Planning • Civil & Environmental Engineering • Surveying • Construction Assistance  
240 Mechanic Street • Suite 100  
Lebanon, New Hampshire 03766  
(603) 448-2200 • Fax: (603) 448-1221

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## MEMORANDUM

TO: JO-ANN ELLS, HARTFORD ZONING ADMINISTRATOR

FROM: JOSEPH E. “SKIP” NALETTE, L.S., PROJECT MANAGER

RE: PROPOSED SUBDIVISION, LOT 07-0049-003, RED BARN ROAD,  
QUECHEE, VERMONT (Project No. 12147)

DATE: APRIL 30, 2026

---

Our responses to the Department Heads’ and Staff preliminary comments, dated April 22, 2026, are provided in *italics* below each comment.

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 \(vermont.gov\)](https://www.vermont.gov/dec) and going to the “Permit Navigator Tool” [Permit Navigator \(force.com\)](https://www.force.com/permit-navigator)

If further assistance is needed, please contact the Community Assistance Specialist for our area, Halle Harklau, Community Assistance Specialist  
802-461-7128 [Halle.Harklau@vermont.gov](mailto:Halle.Harklau@vermont.gov)

*The applicant understands the obligation to acquire State permits.*

2. If interested in potentially exploring housing opportunities on a subdivided lot, please contact Lexi Webster, Hartford’s Housing & Development Specialist, at [awebster@hartford-vt.org](mailto:awebster@hartford-vt.org) . There are a variety of incentives at the State and Town level that may be a good fit for your project depending on what you have in mind. In addition, the Town of Hartford has been compiling a list of technical assistance resources such as builders, modular providers, architects, engineers, and financing tools that we are happy to make available to anyone interested.

*The applicant understands that these resources are available.*

3. Please confirm that you understand that to finalize an approval of the Planning Commission you must submit a complete Zoning Permit application within 180 days of their written decision, or their 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
- Mylar
- A letter from the surveyor certifying that the monuments have been set according to the locations identified on the approved survey plat.

*The applicant understands that there will be obligations to be met to acquire a Zoning Permit for subdivision following the Planning Commission's approval.*

4. Please submit answers to the attached document for the Rural Lands Overlay section.

*See attached OVERLAY DISTRICTS document. .*

5. Please provide a current ortho-photo of the property depicting the entire property.

*See attached aerial imagery*

6. Please address the following comments on the Survey:

- Please review the metes, bounds, and acreages on the survey as discussed with Chris Holzwarth and corrected as needed.
- Please include the missing driveways and physical features such as wells as discussed with Chris Holzwarth.
- Please review the location, existence, and footprint of the structures and revise (and label) as necessary.
- Is the reference to "Rogers Road" in note #2 accurate?
- Provide 2' contours for the proposed building envelope for lot -005 including the new access to the lot and water supply and wastewater disposal.
- Label the setbacks.
- There is a "exist. wastewater system for lot 07-0049-004" that appears to be mislabeled. In addition, the system is partially in the right-of-way and may be too close to the proposed lot line for lot -005. Please clarify.

*See revised Subdivision Plan and Conceptual Site Plan.*

7. Please respond to the following comments on the narrative:

- Provide information regarding how the building envelope was chosen.
- Add more detail regarding access including existing and proposed rights-of-way and the discontinuance of a portion of the drive on lot 07-0049-003 as required in 2012 when the lot was subdivided. In addition, provide information regarding when the drive was extended from Quechee West Hartford Road to Red Barn Road on the south side of lot -003.
- Provide information regarding road maintenance agreements should lots 003, 004, and/or 005 be sold.
- Acknowledge that Conditional Use Approval will be obtained for the access drive to lot -005 lot if required under section 260-26 of the Zoning Regulations.

- Revise to state that the application is a one-step subdivision. (The Subdivision regulations provide that a subdivision in the Rural Lands Overlay District creating one new lot over a five-year period may go through a one-step application.)
- Remove the information regarding the agricultural overlay.
- Amend the last sentence to clarify that the meeting/Public Hearing will be with the Planning Commission for review of the proposed subdivision.
- Add information regarding water supply and wastewater disposal for proposed lot - 005 including what has been done (test pits?) to determine that the lot can support these systems.

8. Should the application be approved, you will need to contact Captain Jack Hedges at the Fire Department regarding naming the drive on Quechee West Harford Road  
[jhedges@hartford-vt.org](mailto:jhedges@hartford-vt.org)

*The applicant will contact Captain Hedges to establish a name for the shared road.*

9. The proposed lot is over 500' from a fire hydrant. In accordance with the Planning Commission's Fire Policy, the Fire Chief recommends that any new dwelling be equipped with a residential sprinkler system in accordance with applicable NFPA requirements.

It will be recommended that any approval will require that:

- Plans for the sprinkler system be submitted to the Hartford Fire Department for review and approval before commencing installation.
- The sprinkler system be inspected by the Hartford Fire Department before a Certificate of Occupancy will be issued for the dwelling.

Please acknowledge your understanding.

*The applicant understands this requirement.*

10. If interested in potentially exploring housing opportunities on a subdivided lot, please contact Lexi Webster, Hartford's Housing & Development Specialist, at [awebster@hartford-vt.org](mailto:awebster@hartford-vt.org). There are a variety of incentives at the State and Town level that may be a good fit for your project depending on what you have in mind. In addition, the Town of Hartford has been compiling a list of technical assistance resources such as builders, modular providers, architects, engineers, and financing tools that we are happy to make available to anyone interested.

*The applicant understands that these resources are available.*

11. Please send me a single email with all application materials and submit 8 hard copies. Given the subdivision is a "one-step" application, the check submitted for the fee was more than required. The fee is \$205. Please bring a new check when you drop off the copies and the check that was submitted will be returned.

TO: JO-ANN ELLS, HARTFORD ZONING ADMINISTRATOR  
FROM: JOSEPH E. "SKIP" NALETTE, L.S., PROJECT MANAGER  
RE: PROPOSED SUBDIVISION, LOT 07-0049-003, RED BARN ROAD, QUECHEE, VERMONT  
(Project No. 12147)  
DATE: APRIL 30, 2026

*Attached are 8 hard copies of the application materials and we will provide the same materials in an email to you.*

12. Please share this memo with Larry and Lynn and provide a current email address for them on the application form. When I used the email address provided to send information about the Hearing Notice my email bounced back.

*I have shared and discussed the Memo with Larry and Lynn. [Larry.potwin@gmail.com](mailto:Larry.potwin@gmail.com) is the email to use.*

NOTE: The Town of Hartford is aware of an 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 an email, please:

Do **not** click on/open any links or attachments.

Do **not** forward the email to me or the town.

Please call me and let me know you received such an email. (802) 478-1117

# Overlay Districts

## § 260-21 Hartford Zoning Regulations

Your property is in a:

- ☒ Rural Lands Overlay District
- ☐ Agriculture Overlay District
- ☐ Wildlife Connector Overlay District

Please outline how your project complies with the following:

- ☐ The project is exempt:

**Exemptions.** The following uses are exempt from the administrative review process for overlay districts. However, building/zoning permitting requirements and all other zoning regulations apply.

- Agricultural buildings.
- Residential additions with a building footprint of less than 500 square feet.
- Attached garages with a building footprint less than 500 square feet.
- Accessory structures, including pools and hot tubs, less than 250 square feet in area and less than 10 feet in height.
- Attached decks less than 500 square feet.

☐ Rural Lands- Supplemental development standards.

All development and subdivisions should be laid out, so they integrate carefully into the natural resources while protecting and minimizing fragmentation of land, and adverse visual and environmental impacts on these natural resources. To achieve this, the following supplemental standards shall apply:

- Development envelopes and associated development shall be located down-slope of ridgelines and prominent hills in areas where ridgelines and hillsides are easily visible from existing roadways and shall be considered relative to the availability of less visible locations on-site. Additional landscaping may be required to screen development to reduce visibility.

The building envelope encompasses a plateau within an old gravel pit. The plateau is nestled between a bank rising above it and below it towards Quechee Main Street. The building envelope is not easily visible from Quechee Main Street due to the steep banks along the street.

- When locating structures, roads, driveways, utility corridors and rights-of-way, **one or more** of the following should be employed:
  - [a] Place improvements at the wooded edge and/or nearby developed areas. If not possible, place improvements in a manner that minimizes encroachment in wooded areas and open fields.
  - [b] Follow existing contours, roads, tree lines, and stone walls.
  - [c] Share roads, driveways, utility corridors and rights-of-way.
  - [d] Place developments and subdivisions close to roads.
  - [e] Follow established settlement patterns.

The proposed lot will have access over an existing gravel road that has existed for 50 years. A new driveway of approximately 100 feet will be built to access the building envelope and plateau on the proposed lot.

- Locate development such that it will not conflict with existing agricultural uses in the area and provide adequate buffers between potentially conflicting uses.

The proposed development would take place within an old gravel pit and no part of the development would disrupt any potential agricultural uses.

- Create an efficient use of land that results in cluster development, small networks of utilities and roads, and large sections of unfragmented land.

The proposed parcel is located in the south east corner of the overall property between Quechee Main St. and an existing gravel road which will provide access to the property.

☐ Agriculture Overlay District.

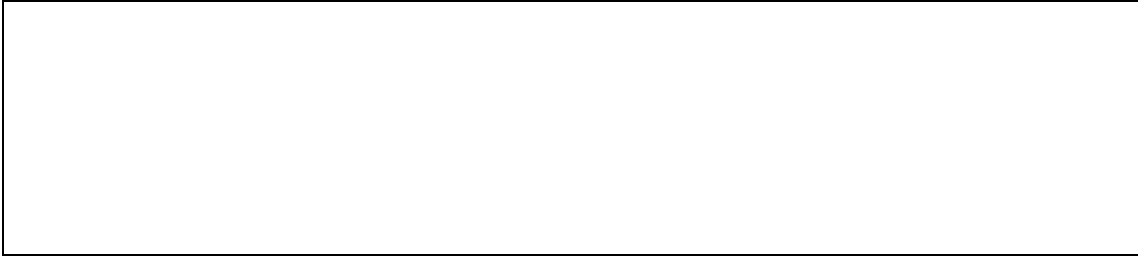
**Supplemental development standards.** In addition to the general provisions for all overlay districts specified in Subsection [B](#) above, all development and subdivisions involving lands in an Agricultural Overlay District are subject to the following supplemental standards:

- (a) Development envelopes shall be located at field edges or, in the event that no other land is practical for development, on the least fertile soils in order to minimize the use of productive agricultural land and impacts on existing farm operations.
- (b) Buildings should be clustered to avoid the fragmentation of productive farmland/open land.

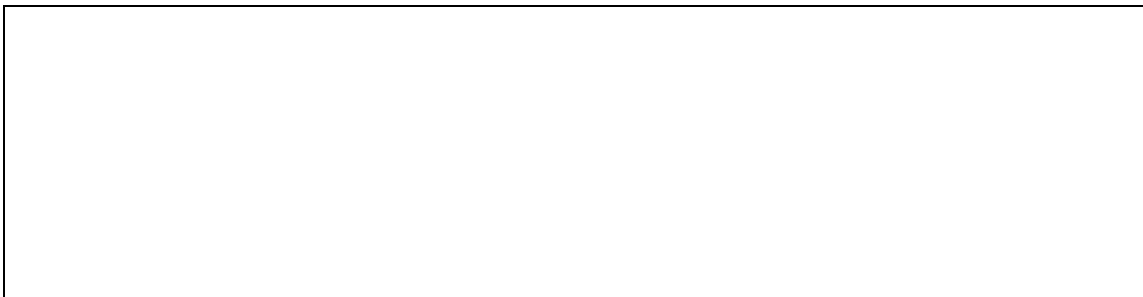
☐ Wildlife Connector Overlay District.

**Supplemental development standards.** In addition to the general provisions for all overlay districts specified in Subsection B above, all development and subdivisions involving lands in a Wildlife Connector Overlay District are subject to the following supplemental standards:

- Development will be encouraged close to roads and/or developed areas to allow sufficient wildlife corridors through the area.



- A buffer area of adequate size from the edge of development shall be established to ensure the protection of critical wildlife habitats and travel corridors.



- Written review from the Vermont Department of Fish and Wildlife regarding the impact of the proposed development on the wildlife corridor and significant wildlife habitats when requested by the Planning Commission for site development plan and subdivision applications or by the Administrative Officer for zoning permits.



THE FOLLOWING PLAN IS RECORDED IN THE HARTFORD TOWN CLERK'S OFFICE.

A. SLIDE 685 ENTITLED "QUECHEE LAKES CORPORATION, FARMSTEAD LOTS – AREA F, QUECHEE VILLAGE, HARTFORD, VT.," DATED NOVEMBER 24, 1969, PREPARED BY K.A. LECLAIR ASSOC., INC., PROJECT NUMBER F569.

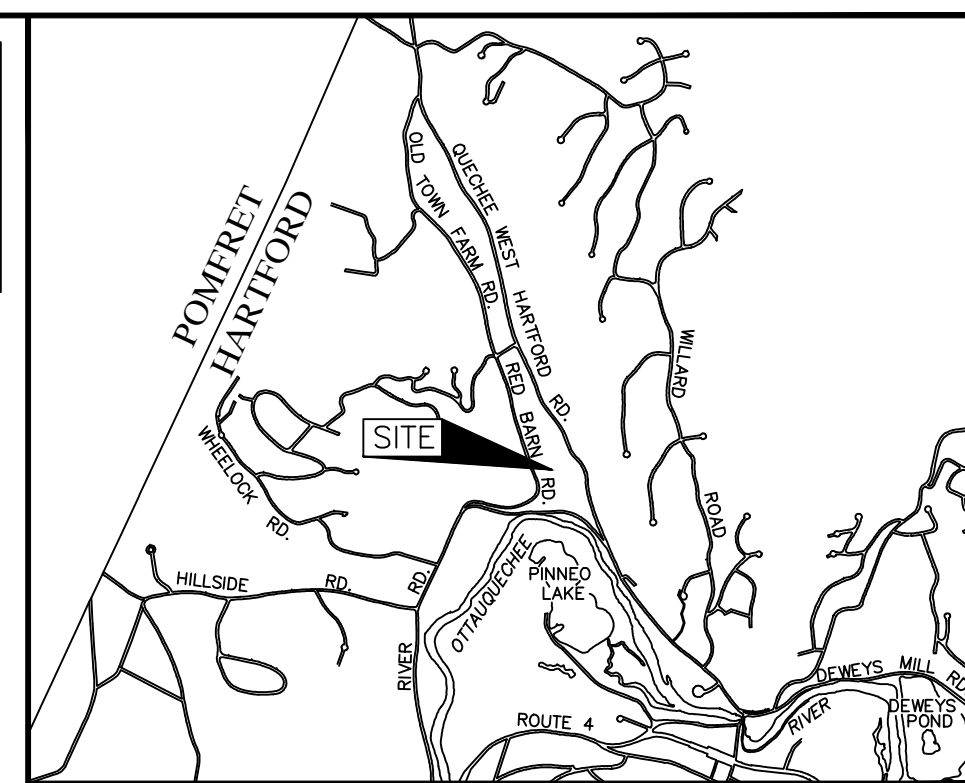
B. SLIDE 812 ENTITLED "QUECHEE LAKES CORP., PORTION OF FRENCH LAND.," DATED AUGUST 27, 1971, PREPARED BY K.A. LECLAIR ASSOC., INC., PROJECT NUMBER 106871.

C. SLIDE 812 ENTITLED "SUBDIVISION FOR LAWRENCE AND LYNN POTWIN, QUECHEE WEST HARTFORD ROAD, HARTFORD, VERMONT.," DATED SEPTEMBER 05, 2019, PREPARED BY PATHWAYS CONSULTING, LLC, PROJECT NUMBER 12147.

REFERENCE IS MADE TO THE FOLLOWING PLAN.  
D. PLAN ENTITLED "BOUNDARY SURVEY AND MINOR LOT LINE ADJUSTMENT  
FOR LAWRENCE POTWIN, RED BARN ROAD - QUECHEE, VERMONT," DATED  
SEPTEMBER 12, 2011, PREPARED BY PATHWAYS CONSULTING, LLC,  
PROJECT NUMBER 12041.

1. REFERENCE IS MADE TO THE TOWN OF HARTFORD NATURAL RESOURCE PLANS.
2. ACCESS TO THE CEMETERY IS BY WAY OF A 25 FOOT RIGHT OF WAY OVER ROGERS ROAD, SO CALLED. REFERENCE VOLUME 411, PAGES 380-382 OF THE HARTFORD LAND RECORDS.

APPROVAL NO. _____ HARTFORD PLANNING COMMISSION  
DATE: _____ BY: _____  
CHAIRPERSON / VICE CHAIRPERSON



## SITE LOCATION PLAN

LINE	BEARING	DISTANCE
L1	S10°29'10"W	213.13'
L2	N53°29'30"W	185.76'
L3	N79°51'30"W	160.82'
L5	N51°08'10"W	106.14'
L6	N87°18'20"W	31.72'
L7	N87°18'20"W	95.34'
L8	N02°24'00"W	199.21'
L9	N02°29'10"E	202.54'
L10	S12°57'00"E	159.12'
L11	N89°19'40"E	55.81'
L12	N01°26'20"E	149.98'
L13	N44°19'50"E	75.93'
L14	N17°27'00"E	50.15'

A - S:	N02°25'20"E	1137.53'
W - X:	S22°29'50"E	70.44'
X - Y:	S29°03'30"W	848.3'
E - H:	N74°54'50"W	222.55'
G - H:	N77°22'10"W	272.32'
J - K:	S54°25'10"E	160.25'

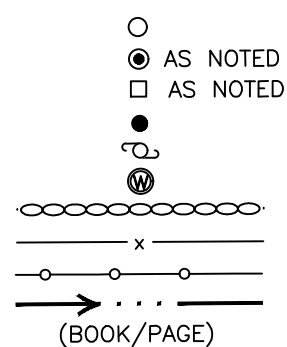
<u>MINIMUM LOT AREA</u>	
PER DWELLING UNIT	1 ACRE
PER LOT	1 ACRE

WIDTH	125 FEET
DEPTH	150 FEET

FRONT	35 FEET
REAR/SIDE	25 FEET

RECORD OWNER: LAWRENCE R. &  
LYNN B. POTWIN  
MAP 7, LOT 49-3 338 QUECHEE WEST HARTFORD RD  
QUECHEE, VT, 05059  
DEED REFERENCE: BOOK 492, PAGE 809

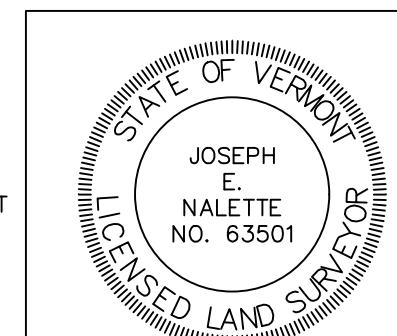
CAPPED REBAR TO BE SET  
EXISTING IRON PIPE OR REBAR  
EXISTING STONE BOUND  
COMPUTED POINT  
UTILITY POLE  
WELL  
STONE WALL  
BARBED WIRE FENCE  
FENCE  
STREAM  
DEED REFERENCE



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND ABILITY THAT A VERMONT RURAL CLASS SURVEY WAS PERFORMED ON THE PROPERTY SHOWN HEREON. THIS SURVEY IS BASED ON THE FIELD NOTES OF SAID SURVEY AND THE BOUNDARY LINES ARE CONSISTENT WITH EXISTING MONUMENTATION AND THE REFERENCED DEEDS AND PLANS EXCEPT AS NOTED. I FURTHER CERTIFY THIS PLAT CONFORMS TO 25 VSA 1403 (a) AND (b).

4/20/2026

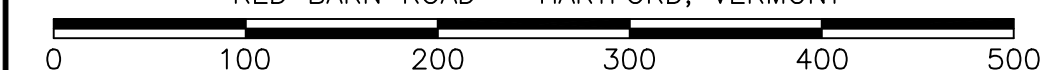
LICENSED LAND SURVEYOR



JOSEPH E. NALETTE, LLS 63501

SUBDIVISION PLAN FOR  
**LAWRENCE & LYNN POTWIN**

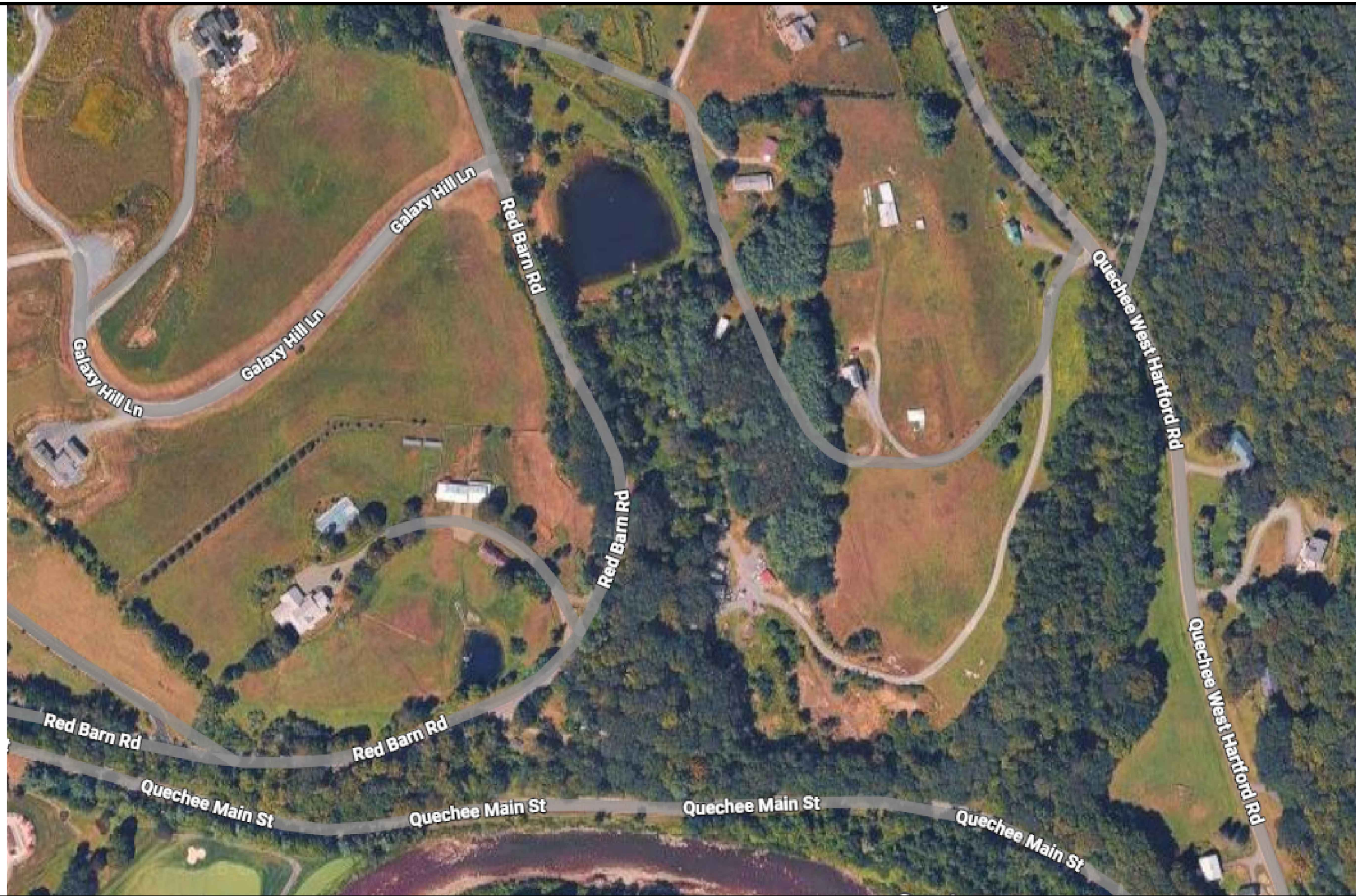
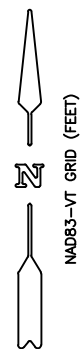
RED BARN ROAD - HARTFORD, VERMONT



APRIL 20, 2026      SCALE: 1" = 100'      PROJ. NO. 12147

PATHWAYS CONSULTING, LLC

240 MECHANIC STREET, SUITE 100  
LEBANON, NEW HAMPSHIRE 03766



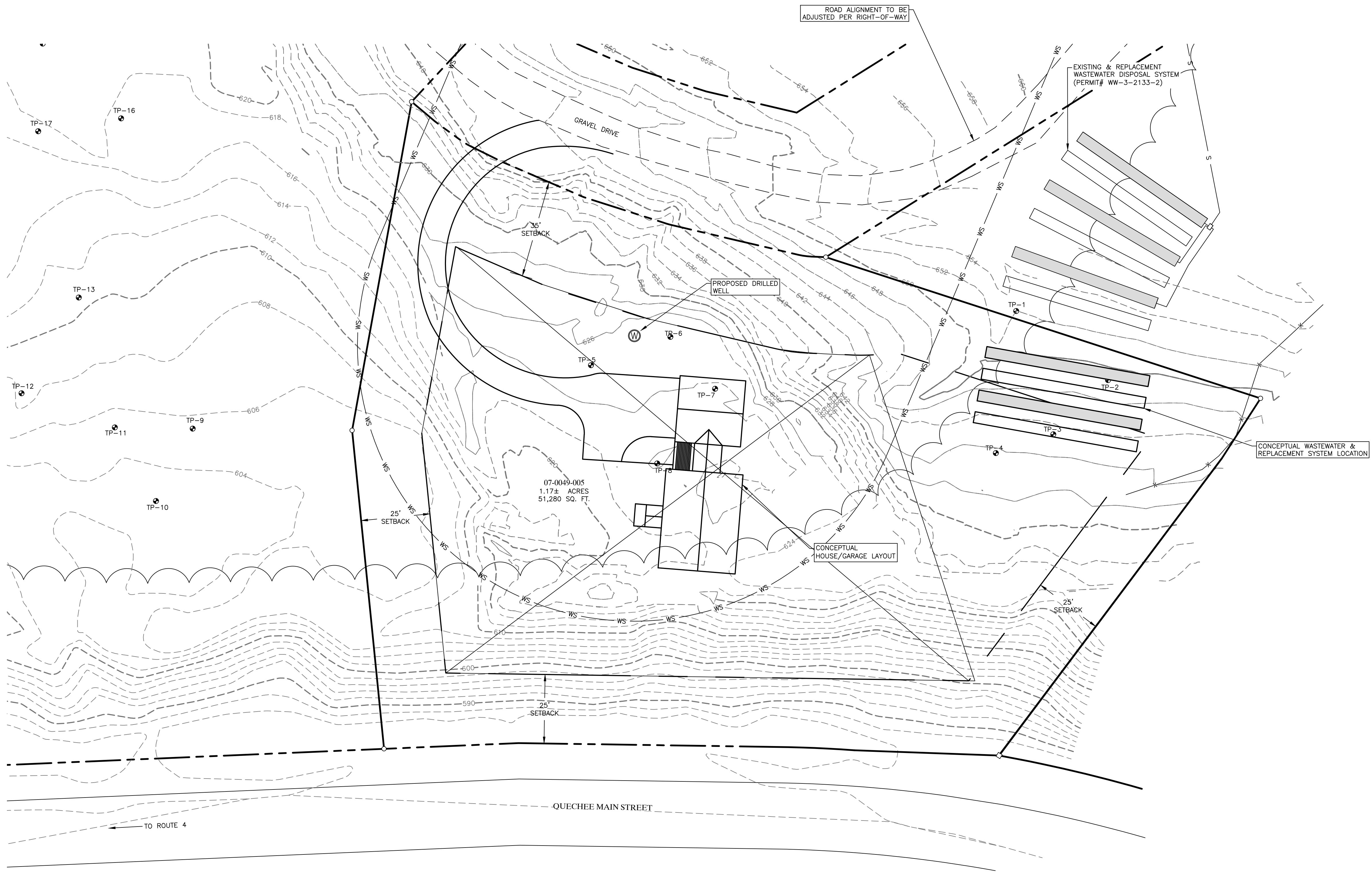
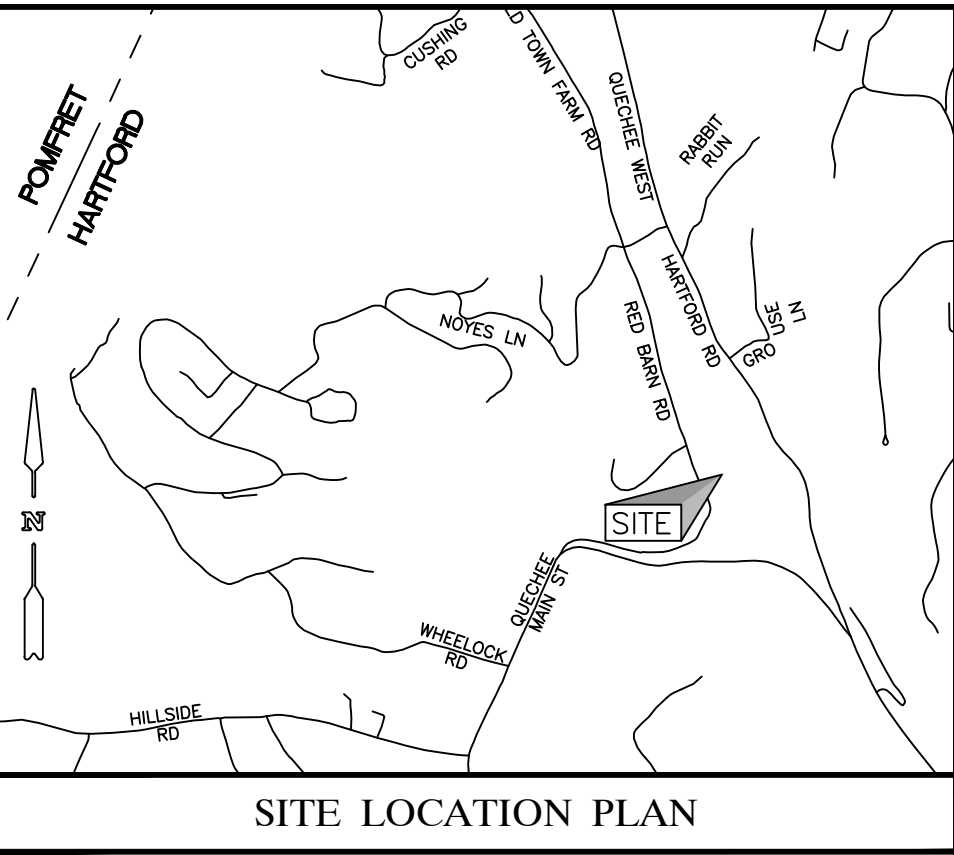
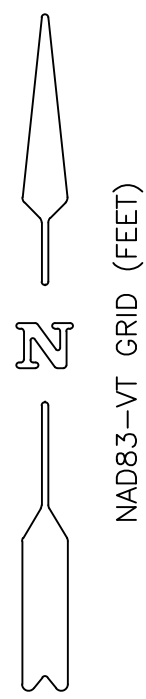
**Pathways Consulting, LLC**

240 Mechanic Street, Suite 100  
Lebanon, New Hampshire 03766  
(603) 448-2200 FAX: (603) 448-1221

AERIAL PLAN FOR  
**LARENCE & LYNN POTWIN**  
RED BARN ROAD, HARTFORD, VERMONT

SCALE: N.T.S.
DESIGNED BY:
DRAWN BY: JLB
CHECKED BY: JEN
DATE: 4/29/26
PROJ. NO.12147

FIGURE  
**1**



- GENERAL SURVEY NOTES:
1. HORIZONTAL DATUM: VT STATE PLANE GRID NAD83 (SURVEY FEET) FROM GPS OBSERVATION.
  2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) FROM GPS OBSERVATION.
  3. UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT WARRANTED TO BE EXACT OR COMPLETE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR SITE MODIFICATIONS.



LEGEND	
EXISTING IRON PIPE OR REBAR	● AS NOTED
STONE/CONCRETE BOUNDARY MARK	□ AS NOTED
COMPUTED POINT	●
BOUNDARY LINE	—
RIGHT-OF-WAY	---
BUILDING SETBACK LINE	---
CONTOUR	---
EDGE GRAVEL	---
WATERLINE	---
WELL	⊙
EDGE WOODS	~~~~~
TEST PIT/TEST HOLE	● TP-1
TEMPORARY BENCH MARK	■
DEED REFERENCE	(BOOK/PAGE)
TAX MAP/LOT NO.	12-122

REV. NO.	DATE	DESCRIPTION	MADE BY	CHKD BY	APP'D BY
CONCEPTUAL SITE PLAN FOR LAWRENCE & LYNN POTWIN RED BARN ROAD, HARTFORD, VERMONT					1
PATHWAYS CONSULTING, LLC 240 MECHANIC STREET, SUITE 100 LEBANON, NEW HAMPSHIRE 03766 (603) 448-2200					SHEET: 1 OF 1 SCALE: 1" = 20' DES. BY: DRAWN BY: JLB CHKD. BY: JEN DATE: 4/30/26 PROJ.NO. 12147