

**Approved
Minutes
Hartford Planning Commission
June 1, 2026**

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

Present: John Reid, Bruce Riddle, Toby Dayman, Dillon Bianchi, John Heath, Colin Butler, Dylan Kreis, and Jo-Ann Ells, Zoning Administrator

Absent: Erik Krauss, Selectboard Liaison

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

Administrative Matters

1. Public Comment

None

2. Minutes

Bruce Riddle moved to approve the minutes of March 16, 2026 as prepared. Dillon Bianchi seconded, and the motion passed unanimously.

3. Elect Officers

Dylan Kreis moved to elect the standing officer; John Reid, Chair, Bruce Riddle, Vice Chair, and Toby Dayman, Clerk. Colin Butler seconded, and the motion passed unanimously.

4. Administrative Permits

Jo-Ann Ells reviewed the following 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

2. 06-01-26

6. Town Plan Steering Committee update

No update.

7. Regional Planning Commission update/Land Use Plan

Bruce Riddle noted that the draft Regional Land Use Plan is posted and a Public Hearing is scheduled at Bugbee Senior Center on July 29th.

8. Climate Action Plan update

There was no update on the plan.

John Reid shared a recent project regarding the dangers of heat by Dartmouth students.

9. Availability for the next Public Hearing

All Commissioners anticipated being available for the July 6th Hearing. Bruce Riddle noted that he'd be attending remotely.

Public Hearing

John Reid opened the Public Hearing and administered the oath.

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.

Anthony Parizio, Jon Harrington, and Larry Swanson were present.

Jon Harrington gave an overview of the proposed subdivision.

There was a discussion regarding the proposed boulder wall. Jon Harrington noted that the soils in the area drain well, the wall will be in an area that is a steep slope, a swale will collect and direct water to the driveway, the proposed 1:1 grade is typical, and the wall detail on the plan set is not to scale.

Larry Swanson shared his discovery of two existing culverts that have easements from the interstate. He stated that he did not see any erosion around the culverts.

Jon Harrisonton stated that the construction of the driveway for lot 08-0040-002 will likely require the removal of fill, but he had not done the calculations.

Jo-Ann Ells noted that Conditional Use Approval from the Zoning Board might be required for this construction of the driveway as noted in the draft Findings of Fact.

Jon Harington stated that he was not sure how the State enforces Wetland Permit conditions.

The Commission agreed that the applicant should be required to submit information from their State Wetland Permit clarifying if the existing 24" culvert adjacent to the driveway to lot 08-0040-002 will remain or be removed.

There was no public comment.

Bruce Riddle moved to close the Public Hearing. Colin Butler seconded, and the Public Hearing was closed.

Colin Butler moved to approve the application with the condition as discussed. John Heath seconded, and the motion passed unanimously.

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.

Skip Nalette was present.

Skip Nalette gave an overview of the proposed subdivision.

There was a discussion about the reciprocal sewer easement, location of existing private roads, and existing family cemetery.

Skip Nalette noted that power to the new lot would be coordinated with the power company.

There was no public comment.

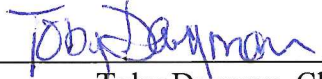
Bruce Riddle moved to close the Public Hearing. Dillon Bianchi seconded, and the Public Hearing was closed.

Bruce Riddle moved to approve the application as proposed. Dillon Bianchi seconded, and the motion passed unanimously.

Adjournment

At 7:15 p.m., Bruce Riddle moved to adjourn. Dillon Bianchi seconded, and the Hearing was adjourned.

Respectively Submitted,



Toby Dayman, Clerk

4. 06-01-26

Planning Commission Terms

John Reid 02-05-27

John Heath 03-11-27

Toby Dayman 06-24-27

Colin Butler 06-24-27

Bruce Riddle 02-03-28

Dillon Bianchi 09-01-28

Dylan Kreis 06-22-29