

**Approved
Hartford Planning Commission
July 6, 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, Colin Butler, Dylan Kreis, and Jo-Ann Ells, Zoning Administrator

Absent: John Heath and Erik Krauss, Selectboard Liaison

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

Administrative Matters

1. Public Comment

In recognition of his long-range planning and leadership skills as the Hartford Planning Commission Chair and Climate Action Steering Team Chair, Peter Gregory, Executive Director, Two Rivers Ottauquechee Regional Planning Commission, presented John Reid with the Commission's 2026 Volunteer of the Year Award.

2. Minutes

Dillon Bianchi moved to approve the minutes of June 1, 2026. Colin Butler seconded, and the motion passed unanimously.

3. Administrative Permits

Jo-Ann Ells reviewed the following administrative permits:

- The Filling Station: New door, ramp, windows, propane cover, and lighting
- Hartford Fire Station: Shed
- Lakeland Condos: trashed enclosure

4. Act 250 Applications

None

5. Town Plan Steering Committee update

None

6. Regional Planning Commission update/Land Use Plan

Upcoming meetings regarding the Land Use Plan were noted.

7. Climate Action Plan update

John Reid shared that the Climate Action Steering Committee and Energy Committee conducted a survey to determine people's preferences for notification of emergencies.

8. Availability for the next Public Hearing

It was noted that the Commission's next Hearing is scheduled for August 10, 2026.

All Commissioners anticipated attending.

Public Hearing

John Reid opened the Public Hearing and administered the oath.

1. Application #26-03 by Happy Enchilada, LLC and RJR White River Junction, LLC (owners/applicants) for approval of lot line adjustments between lots 45-0183-000 and 45-0186-000, 70 Gates Street and 87 North Main Street, White River Junction, in a CB zoning district.

Jesse Pollard, Happy Enchilada, LLC was present.

Jesse Pollard explained the request for a waiver from setting a new monument.

It was noted that the purpose of the application was to clean up discrepancies in the deeds.

Colin Butler requested that the Mylar reflect the name of the owner of lots 45-183-000 and 45-0186-000 on the building/lot label and the location of the flush capped rebar marked "SVE" as referenced in Finding #12.

There was no public comment.

Colin Butler moved to close the Public Hearing. Dylan Kreis seconded, and the Public Hearing was closed.

Dillon Bianchi moved to approve the application with the requested changes. Colin Butler seconded, and the motion passed unanimously.

Adjournment

At 6:50 p.m., Dillon Bianchi moved to adjourn. John Reid seconded, and the Hearing was adjourned.

3. 07-06-26

Respectively Submitted,

Toby Dayman, Clerk

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