

DRAFT
Hartford Planning Commission
August 10, 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, Erik Krauss, Selectboard Liaison, and Jo-Ann Ells, Zoning Administrator

Absent: None

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

Administrative Matters

1. Public Comment

None

2. Zoning Administrator Update

The Commission reviewed:

- FY 1995- 2026 Zoning Permits
- FY 2000-2026 Planning Commission and Zoning Board Applications

Jo-Ann Ells will prepare information regarding Zoning Permits by category for review at the next Hearing.

3. Minutes

Bruce Riddle moved to approve the minutes of July 6, 2026. Dillon Bianchi seconded and the motion passed unanimously.

4. Administrative Permits

John Reid noted that an administrative permit was issued to convert an office to a salon on Holiday Drive.

5. Act 250 Applications

None.

2. 08-10-26

6. Town Plan Steering Committee update

Tabled.

7. Two-Rivers Ottawaquechee Regional Commission (TRORC) Update/Land Use Plan

Bruce Riddle noted that people voiced their unhappiness with parts of the Regional Plan (the plan), mostly the Land Use section, at a recent TRORC meeting.

Bruce Riddle stated that there would be a vote on the plan by the TRORC on September 9, 2026. He noted that Lori Hirshfield is the Town's representative on the TRORC Board and he is the alternate.

It was noted that the draft plan and comments are posted on the TRORC website.

Colin Butler expressed frustration with the lack of public notice regarding the plan/vote.

It was agreed that Bruce Riddle would prepare a brief memo for the Planning Commission regarding the plan, the Planning Commission would hold a special meeting to review the memo/plan, and the Selectboard would be brought up to date at their September 1, 2026 meeting.

John Reid agreed to coordinate this with Lori Hirshfield.

8. Climate Action Plan Update

Tabled.

9. Availability for the next Public Hearing

All Commissioners anticipated being available for the October 5, 2026 Hearing.

Public Hearing

1. Application #26-04 by Happy Enchilada, LLC (owner) and ASB, LLC d/b/a The Filling Station (applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for outdoor seating and related improvements, lot 45-0183-000, 70 Gates Street, White River Junction, in CB and Design Review Districts.

Anna Guenther and Jesse Pollard were present.

Anna Guenther reviewed the application.

Jo-Ann Ells noted that the Design Review Committee approved the application in July.

Jesse Pollard noted that the project will bring occupancy back to the number it was before

the bar was purchased. He added that they hope to return in the future with an application to increase occupancy.

Anna Guenther reviewed the development of surrounding properties as requested by Toby Dayman.

It was noted that the existing propane tanks would be screened.

Anna Guenther noted that most deliveries occur before the bar is open for business.

The Commission reviewed the screened staff service area, trash, possibility of outdoor music (in compliance with Hartford's Noise Ordinance), fencing, lighting, and hours of operation.

Anna Guenther stated that patrons would enter and exit the outdoor seating area through the bar and added that the project has been reviewed and approved by the Fire Marshal.

(Remote connection to the meeting was lost.)

There was no public comment.

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

Colin Butler moved to approve the application. Dylan Kreis seconded, and the motion passed unanimously.

Adjournment

At 7:10 p.m., Colin Butler moved to adjourn. Bruce Riddle seconded, and the Hearing was adjourned.

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

4. 08-10-26

Dillon Bianchi 09-01-28

Dylan Kreis 06-22-29