

Town of Hartford, VT
Notice of Public Hearing

The Town of Hartford is considering making application to the State of Vermont for a VCDP Implementation Grant 2025 under the Vermont Community Development Program. A public hearing will be held at or after 6:00 PM on 3/18/2025 at the Hartford Town Hall, 171 Bridge Street, White River Junction Vermont 05001, and will be available remotely, to obtain the views of citizens on community development, to furnish information concerning the amount of funds available and the range of community development activities that may be undertaken under this program, the impact to any historic and archaeological resources that may be affected by the proposed project, and to give affected citizens the opportunity to examine the proposed statement of projected use of these funds.

The proposal is to apply for \$1,000,000 in VCDP funds which will be used to accomplish the following activities: Twin Pines Housing and Evernorth propose to construct 48 new affordable apartments at 444 Sykes Mountain Ave, White River Junction, VT, for rent to area residents.

Copies of the proposed application will be available at Hartford Town Hall, Department of Planning and Development, Room 205 starting on March 10, 2025, and may be viewed during the hours of 8:00 am - 5:00 PM, and posted on the Town website at <https://www.hartford-vt.org>. Should you require an electronic copy, remote access to the public hearing, or any special accommodations, please contact the Hartford Department of Planning and Development at 802-295-3075 to ensure appropriate accommodations are made. For the hearing impaired please call (TTY) #1-800-253-0191.

Legislative Body for the Town of Hartford

444 Sykes Mountain Avenue Project Description

444 Sykes Mountain Avenue is a new construction project comprising 48 units of affordable housing. Situated in White River Junction's growth center, this four-story building will feature 4 studios, 26 one-bedroom, 15 two-bedroom, and 3 three-bedroom apartments. Amenities will include an elevator, community room, laundry facilities, storage, outdoor spaces, and parking. The location benefits from proximity to public transportation and is serviced by municipal water and sewer.

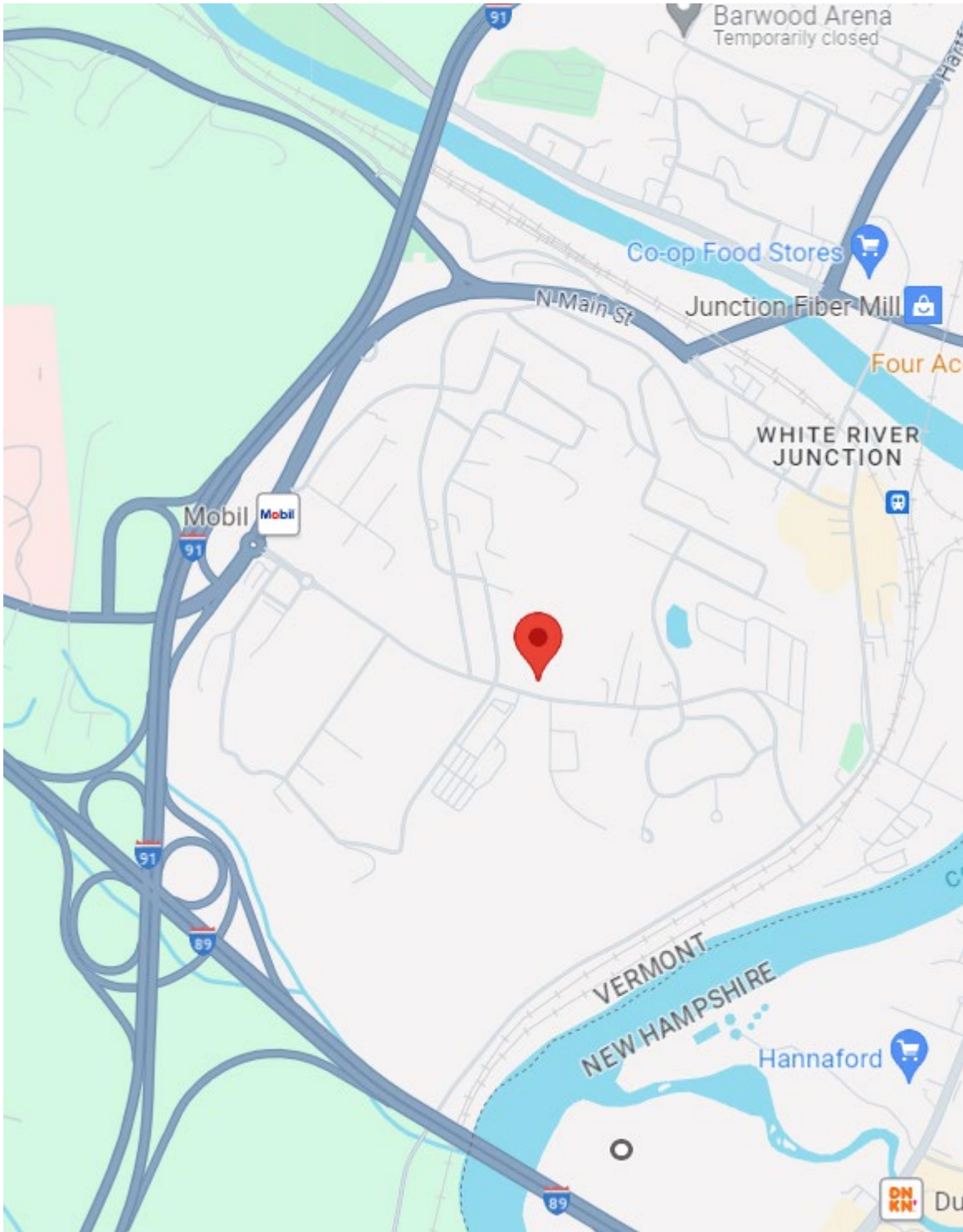
The project will provide mixed-income housing, catering to a diverse range of renters from homeless individuals to those earning up to 80% of the Area Median Income (AMI). Specifically, it will allocate 10 units for households earning at or below 30% of AMI, 8 units for those at or below 50% of AMI, 20 units for those at or below 60% of AMI, and 10 units for households at or below 80% of AMI. Additionally, 7 units will be dedicated to households experiencing or at risk of homelessness, supported by Project-Based vouchers administered through the Upper Valley Haven. Pending funding, 3 units will be designated for veterans.

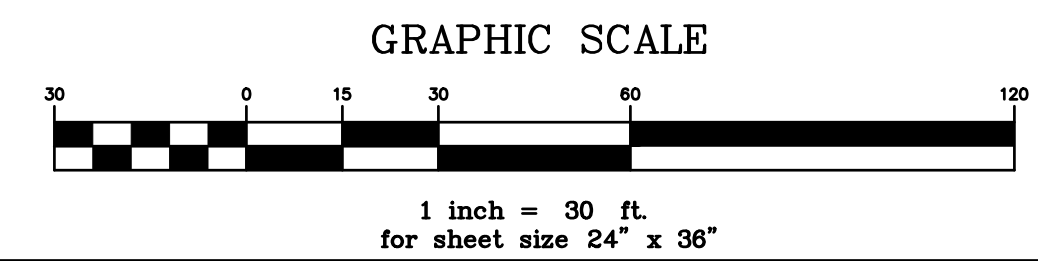
This 48-unit building project is part of a larger 242-unit master-planned development, fully permitted and led by Simpson Development for market-rate housing. Twin Pines Housing and Evernorth will acquire a fully permitted and subdivided parcel for their 48 units, building on their successful collaboration at the nearby Wentworth Way 1 and 2 developments.

The Upper Valley's robust economy and diverse employment opportunities have intensified demand in the local housing market. A regional planning study (Keys to the Valley, 2021) forecasts a need for 10,000 new homes by 2030, tripling the production rate observed from 2010 to 2020.

Pending funding approval, construction for Sykes Mountain Apartments is slated to commence in the First Quarter of 2026, with substantial completion expected by the First Quarter of 2027.

Site Location





C1	BUILDING
C2	SIDEWALK (TYP. - SEE PLAN FOR WIDTH)
C3	24' BY 12' DUMPSTER ENCLOSURE
C4	ADA VAN ACCESSIBLE PARKING (TYP.)
C5	CURBING (TYP.)
C6	GATE WITH KNOX LOCK FIRE ACCESS BOX
C7	ASPHALT PAVEMENT (TYP.)
C8	SNOW STORAGE
C9	CROSSWALK AND ADA TIP-DOWN
C10	STORMWATER EASEMENT FOR THE BENEFIT OF LOT 45-162
C11	PUBLIC ACCESS AND UTILITY EASEMENT, SIDEWALK ACCESS AND MAINTENANCE EASEMENT FOR THE BENEFIT OF LOT 45-162
C12	STOP SIGN AND STOP BAR
C13	DELIVERY TRUCK AREA
C14	BUS SHELTER
C15	BUS PAD
C16	PAVED AREA FOR STORMWATER POND ACCESS AND SNOW FLOWS
C17	GRAVEL TRAIL
C18	GRASS PAVERS
C19	SUB-GRADE PREPARED FOR FUTURE ASPHALT

 ENGINEERING VENTURES PC 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-630-9614 www.engineeringventures.com		 BLACK ROCK INVESTMENTS, LLC 2458 CHRISTIAN STREET WHITE RIVER JUNCTION, VERMONT	
Site Layout Plan Lot 45-243		GREEN HEIGHTS DRIVE HOUSING HARTFORD, WINDSOR COUNTY, VERMONT	
Sheet Title:		Project Title:	
EV Project #		22442	
Drawn By:		AM	
Checked By:		KW	
Scale:		1" = 30'	
Date:		12/19/2024	
			



OVERALL CONCEPT
MASTERPLAN

DRAFT

SCALE: 1" = 50 FT

NORTH

Stamp	
Check	
Rev. No.	
Description	
ParkArchitecture.com	
2000 Main Street, Suite 100, White River Junction, VT 05790	
Phone: 802.253.1234 Fax: 802.253.1235 Email: parkarch@parkarch.com	
Client:	
BLACK ROCK INVESTMENTS, LLC 2458 CHRISTIAN STREET WHITE RIVER JUNCTION, VT 05701	
Sheet Title:	
OVERALL CONCEPT PLAN	
Project Title:	
SYKES MOUNTAIN RESIDENTIAL DEVELOPMENT WHITE RIVER JUNCTION, VERMONT	
PA Project #	2316
Checked By:	PS
Drawn By:	PS
Scale:	1"=50'
Date:	03/11/2024
L1.0	