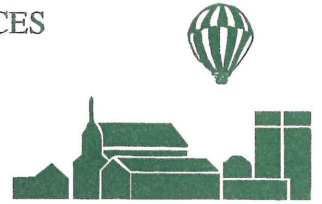




TOWN OF HARTFORD
DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES
171 Bridge Street
White River Junction, Vermont 05001-1920

Telephone: 802/295-3075
Fax: 802/295-6382
www.hartford-vt.org



Serving the Villages of Hartford ♦ West Hartford ♦ White River Junction ♦ Wilder ♦ Quechee

February 11, 2021

Commissioner Josh Hanford
Department of Housing and Community Development
One National Life Drive
Deane C. Davis Building, 6th Floor
Montpelier, VT 05620-0501

Dear Commissioner Hanford:

The Town of Hartford is proposing amendments to the Zoning Regulations in order to implement the recommendations of the Hartford Town Plan and allow residential and mixed-use development in two commercial zoning districts. A remote Planning Commission public hearing has been scheduled for Monday, March 1, 2021 at 5:30 p.m. Attached is a copy of the proposed bylaw revisions and the zoning report required in Title 24 of Chapter 117, Section 4441 & 4444 of the Vermont Planning and Development Act. Please feel free to contact me if you have any questions or comments.

Sincerely,

Matthew J. Osborn, AICP
Planner

**Hartford Planning Commission
Amendments to the Hartford Zoning Regulations
Notice of Remote Public Hearing
Monday, March 1, 2021 at 5:30 p.m.**

The Hartford Planning Commission will hold a remote public hearing to consider changes to the Hartford Zoning Regulations.

This meeting will be conducted in compliance with the Vermont Open Meeting Law with electronic participation.

You may join the meeting by dialing +1 802-377-3677, Passcode 974 903 551#

**Please call the Department of Planning and Development
(802) 295-3075 to obtain information on how to join the meeting by video conferencing.**

Purpose: The proposed Zoning Regulations amendments are intended to implement recommendations in the Hartford Town Plan, adopted in June, 2019, to create more opportunities for housing and mixed-use development. The amendments will create two new zoning districts by adding residential and mixed-uses, and making changes to some permitted and conditional uses:

- **New Highway Commercial/Residential Zoning District (HCR):** An area on the east side of Route 5 by the junction of Route 4 & Route 5 that includes the following addresses: 568, 608, 672, 688, 720 and 768 N. Main Street (Route 5), currently zoned Industrial-Commercial. The objective of the HCR zoning district is “to provide for well-planned and coordinated residential, mixed-use and commercial development on town water and sewer that can be effectively integrated with the existing village character along this important gateway and pedestrian corridor to Downtown White River Junction.”
- **New Quechee Commercial/Residential Zoning District (QCR):** An area on Route 4 in Quechee at the intersection with Waterman Hill Road that includes the west side of Cross Street and West Gilson Avenue and currently zoned Highway-Commercial. The objective of the QCR zoning district is “to provide for well-planned and coordinated commercial, mixed-use and residential development on town water and sewer that can be effectively integrated with the existing village and/or scenic character along the Route 4 corridor in Quechee. This district will balance the needs of the community and those of the traveling public. Development should fit in with the character of the site and the surrounding area with attention given to scale and massing.

Full Text of the Proposed Revisions: A full description and maps of the proposed changes are available on the Town website <https://www.hartford-vt.org/>, and at the Hartford Planning & Development Office, Town Clerks Office, Quechee Library, Wilder Library and Bugbee Senior Center. If you have questions or want to request the materials, call Town Planner Matt Osborn at (802) 295-3075 or e-mail mosborn@hartford-vt.org.

Town of Hartford
Planning Commission Reporting Form
for the Proposed Bylaw Amendment Establishing
Highway Commercial/Residential (HCR) Zoning District
February 1, 2021

This report is in accordance with 24 V.S.A. §4441 (c) which states:

“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments..... The report shall provide(:)

(A) brief explanation of the proposed bylaw, amendment, or repeal andinclude a statement of purpose as required for notice under section §4444 of this title,

The Industrial Commercial (IC) zoning district is the most common commercial zoning district in Hartford and has many locations scattered throughout town. The IC district does not allow residential or mixed-use development. During the 2019 Town Plan community forums, there was a strong reoccurring theme to encourage mixed-use development and get away from strict segregation of uses. Since then, town staff, the Planning Commission and Zoning Board of Adjustment have been looking at ways to encourage more mixed-use and residential development in commercial zoning districts.

There is a section of IC zoning on the east side of Route 5 near the intersection with Route 4 by the Listen Store that is linear and narrow, extending back 200’ from Route 5 and abuts a Residential (R-2) zoning district. There are currently two legal non-conforming properties in the IC district that have residential or mixed-use development existing at this time. Another property owner in this area is interested in converting an office space to residential.

The proposed HCR zoning district is located on town water and town sewer in the Designated Growth Center, is within easy walking distance to the Downtown, is located on a public transit route and is capable of supporting moderate density residential and mixed-use development. The purpose of the proposed HCR zoning district is to allow appropriate residential and mixed-use development that is compatible with commercial development.

The following is the zoning district sheet for the Highway Commercial Residential zoning district.

DRAFT “HCR”
HIGHWAY COMMERCIAL RESIDENTIAL ZONING DISTRICT

Objective

To provide for well-planned and coordinated residential, mixed-use and commercial development on town water and sewer that can be effectively integrated with the existing village character along this important gateway and pedestrian corridor to Downtown White River Junction.

Permitted Uses*

Bakery
 Banking, Financial Institution
 Bar
 Dwelling, single
 Dwelling, two-unit
 Farmstand
 Food Assembly/Catering
 Funeral Home
 Garden Center
 Hotel, Motel, Inn
 Medical Clinic
 Museum (No Size Limit)
 Nursing Care Facility
 Office ($\leq 10,000$ square feet)
 Place of Worship
 Printing, Publishing
 Public Assembly Facility (No Size Limit)
 Public Information Facility
 Restaurant
 Retail $\leq 10,000$ Sq. Ft.
 Veterinary Clinic

Permitted Upon Issuance of a Conditional Use Permit*

Bed & Breakfast
 Cemetery
 Contractor's Shop
 Contractor's Yard
 Crematory
 Day-care Facility
 Dwelling, multi-unit
 Home Business
 Hospital/Medical Center
 Kennel
 Light Manufacturing/industry
 Light Manufacturing/retail sales
 Mixed-use building
 Motor Vehicle Car Wash
 Motor Vehicle Fueling Facility
 Motor Vehicle Repair
 Motor Vehicle Sales
 Office $> 10,000$ Sq. Ft.
 Open Air Market
 Parking Facility
 Passenger Terminal
 Public Facility
 Recreational Facility
 Research, testing laboratory
 Retail $> 10,000$ Sq. Ft.
 School
 Storage, Mini/Self
 Warehouse

Area and Dimensional Standards (in feet)

<u>Area</u> (square feet)			<u>Lot Dimensions</u> (feet)		<u>Setbacks (feet)</u> (From Property Lines)		
Class	Per Dwelling Unit	Per Lot	Width	Depth	Front	Side	Rear
1	3,500	6,000	50	50	10	10	20
2	15,000	20,000	100	100	30	15	25
3	30,000	40,000	125	100	30	15	25

Maximum Lot Coverage: 90%

(A)nd shall include findings regarding how the proposal:

1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:

The proposal is supported by the following goals, strategies and actions in the 2019 Hartford Town Plan:

- Promote mixed-use in the villages and downtown.
- Facilitate the development of housing through the zoning and subdivision processes.
- Revise zoning densities and dimensional requirements to encourage infill housing in village areas, taking into consideration existing settlement patterns.
- Increase density in already developed areas with infrastructure (water and wastewater close to community facilities and services and served by public transit).
- Advocate for a diverse housing stock that promotes a range of housing types and costs.
- Encourage the development of multi-family housing on a scale and design compatible with existing neighborhoods.

The proposed bylaw amendments will have a positive effect on the availability of safe and affordable housing since it creates more housing options by adding residential and mixed-use development to an area that previously did not allow housing.

2. Is compatible with the proposed future land uses and densities of the municipal plan:

The proposal is compatible with the proposed future land uses and densities of the Municipal Plan. In general, the Hartford Town Plan recommends higher densities in the village areas where there is adequate infrastructure (town water and wastewater, sidewalks, public transit and close proximity to community facilities and services) and low densities in the rural areas of Town in order to protect the Town's rural character. The location of the parcels proposed for rezoning are located within the Hartford Growth Center and within close walking distance to Downtown White River Junction and are on town water and sewer. The density for the proposed HCR zoning district is 12.4 dwelling units per acre and would fall under the range of the mixed-use category of the Town Plan.

3. Carries out, as applicable, any specific proposals for any planned community facilities.”

This proposal will not affect planned community facilities.

Please Note:

- ❖ The planning commission shall hold at least one public hearing within the municipality after public notice on any proposed bylaw, amendment or repeal and;
- ❖ At least 15 days prior to the first hearing, a copy of the proposed plan or amendment and the written report shall be delivered with proof of the receipt, or mailed by certified mail, return receipt requested, to each of the following:

1. the chairperson of the planning commission of each abutting municipality, or in the absence of any planning commission in an abutting municipality, to the clerk of that abutting municipality;
 2. the executive director of the regional planning commission of the area in which the municipality is located;
 3. the department of housing and community affairs within the agency of commerce and community development.
- ❖ The planning commission may make revisions to the proposed bylaw, amendment, or repeal and to the written report, and shall then submit the proposed bylaw, amendment or repeal and the written report to the legislative body of the municipality.
 - ❖ Simultaneously, with the submission, the planning commission shall file with the clerk of the municipality a copy of the proposed bylaw, amendment, or repeal, and the written report for public review.

DRAFT "HCR"/"I/C"HIGHWAY INDUSTRIAL COMMERCIAL RESIDENTIAL ZONING DISTRICT**Objective**

To provide for well-planned and coordinated residential, mixed-use and commercial development on town water and sewer that can be effectively integrated with the existing village character along this important gateway and pedestrian corridor to Downtown White River Junction. To reserve locations for commercial and light industrial operations which require larger lots than are available in other commercial districts. The I-C Districts offer large, relatively level tracts of land with good highway access and sufficient distance to buffer existing residential neighborhoods.

Permitted Uses*

~~Adult-Oriented Business~~
~~Agriculture~~
 Bakery
 Banking, Financial Institution
 Bar
~~Dwelling, single~~
~~Dwelling, two-unit~~
 Farmstand
 Food Assembly/Catering
 Funeral Home
 Garden Center
~~Hospital/Medical Center~~
 Hotel, Motel, Inn
~~Light Manufacturing/Industry~~
~~Light Manufacturing/Retail Sales~~
 Medical Clinic
~~Motor Vehicle Fueling Facility~~
~~Motor Vehicle Sales~~
 Museum (No Size Limit)
 Nursing Care Facility
 Office (~~No Size Limit~~ ≤ 10,000 square feet)
~~Parking Facility~~
 Place of Worship
 Printing, Publishing
 Public Assembly Facility (No Size Limit)
 Public Information Facility
~~Recreational Facility~~
~~Research, Testing Laboratory~~
 Restaurant
 Retail ≤ 10,000 Sq. Ft.
 Veterinary Clinic

Permitted Upon Issuance of a Conditional Use Permit*

Bed & Breakfast
~~Cemetery~~
 Contractor's Shop
 Contractor's Yard
 Crematory
 Day-care Facility
~~Dwelling, multi-unit~~
 Home Business
~~Hospital/Medical Center~~
~~Junkyard~~
 Kennel
~~Light Manufacturing/industry~~
~~Light Manufacturing/retail sales~~
~~Mixed-use building~~
~~Manufacturing/Industry~~
 Motor Vehicle Car Wash
~~Motor Vehicle Fueling Facility~~
 Motor Vehicle Repair
~~Motor Vehicle Sales~~
~~Office > 10,000 Sq. Ft.~~
 Open Air Market
~~Parking Facility~~
 Passenger Terminal
 Public Facility
~~Recreational Facility~~
~~Research, testing laboratory~~
 Retail > 10,000 Sq. Ft.
 School
 Storage, Mini/Self
~~Transportation Terminal~~
 Warehouse

Area and Dimensional Standards (in feet)

<u>Area</u> (square feet)			<u>Lot Dimensions</u> (feet)		<u>Setbacks (feet)</u> (From Property Lines)		
Class	Per Dwelling Unit	Per Lot	Width	Depth	Front	Side	Rear
1	3,500 10,000	6,000 10,000	50 70	50 80	10	10	20
2	15,000 20,000	20,000 40,000	100 125	100	30	15	25
3	30,000 40,000	40,000	125	100	30	15	25

Maximum Lot Coverage: 90%



1: 2,360

January 8, 2021



LEGEND

 Parcels (standardized)

Roads

-  Interstate
-  US Highway; 1
-  State Highway
-  Town Highway (Class 1)
-  Town Highway (Class 2,3)
-  Town Highway (Class 4)
-  State Forest Trail
-  National Forest Trail
-  Legal Trail
-  Private Road/Driveway
-  Proposed Roads

Stream/River

-  Stream
-  Intermittent Stream

 Proposed HCR District

NOTES

Map created using ANR's Natural Resources Atlas

120.0 0 60.00 120.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources

1" = 197 Ft. 1cm = 24 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

Town of Hartford
Planning Commission Reporting Form
for the Proposed Bylaw Amendment Establishing
Quechee Commercial/Residential (QCR) Zoning District
February 1, 2021

This report is in accordance with 24 V.S.A. §4441 (c) which states:

“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments..... The report shall provide(:

(A) brief explanation of the proposed bylaw, amendment, or repeal andinclude a statement of purpose as required for notice under section §4444 of this title,

In 2008, the Quechee Industrial Commercial (IC) zoning district was changed to Highway Commercial (HC) in order to eliminate some of the more intensive commercial and industrial uses allowed in the IC zoning district and integrate better with the existing village character. However, the HC zoning district does not allow residential or mixed-use development. During the 2019 Town Plan community forums, there was a strong reoccurring theme to encourage mixed-use development and get away from strict segregation of uses. Since then, town staff, the Planning Commission and Zoning Board of Adjustment have been looking at ways to encourage more mixed-use and residential development in commercial zoning districts.

The HC zoning district in Quechee is located at the intersection with Route 4 and Waterman Hill in the heart of Quechee and also includes West Gilson Avenue and the west side of Cross Street. Part of the district is located within the designated Quechee Village Center and is located on town water and town sewer and is capable of supporting moderate density residential and mixed-use development. The purpose of the proposed QCR zoning district is to allow appropriate residential and mixed-use development that is compatible with commercial development.

The following is the zoning district sheet for the Highway Commercial Residential zoning district.

DRAFT “QCR”
QUECHEE COMMERCIAL/RESIDENTIAL ZONING DISTRICT

Objective

To provide for well-planned and coordinated commercial, mixed-use and residential development on town water and sewer that can be effectively integrated with the existing village and/or scenic character along the Route 4 corridor in Quechee. This district will balance the needs of the community and those of the traveling public. Development should fit in with the character of the site and the surrounding area with attention given to scale and massing.

Permitted Uses

Bakery
 Banking, financial institution
 Bar
 Dwelling, single
 Dwelling, two
 Farmstand
 Food Assembly/catering
 Funeral home
 Garden center
 Medical clinic $\leq 10,000$ square feet
 Museum $\leq 10,000$ square feet
 Office $\leq 10,000$ square feet
 Place of worship
 Printing, publishing
 Public assembly facility $\leq 10,000$ sq. ft.
 Public information facility
 Restaurant
 Retail $\leq 10,000$ square feet
 Veterinary clinic

Permitted Upon Issuance of a Conditional Use Permit

Bed-and-breakfast
 Cemetery
 Contractor's shop
 Contractor's yard
 Crematory
 Daycare facility
 Dwelling, multi-unit
 Home business
 Hotel, motel, inn
 Kennel
 Light manufacturing/industry
 Light manufacturing/retail sales
 Medical clinic $> 10,000$ square feet
 Mixed-use building
 Motor vehicle car wash
 Motor vehicle fueling facility
 Motor vehicle repair
 Museum $> 10,000$ square feet
 Nursing care facility
 Office $> 10,000$ square feet
 Open-air market
 Parking facility
 Passenger terminal
 Public assembly facility $> 10,000$ square feet
 Public facility
 Recreational facility
 Research, testing laboratory
 Retail $> 10,000$ square feet
 School
 Storage, mini-/self

Area and Dimensional Standards (in feet)

<u>Minimum Area</u>			<u>Minimum Dimensions</u>		<u>Minimum Setbacks</u> (From Property Lines)		
<u>Class</u>	<u>Dwelling</u>		<u>Width</u>	<u>Depth</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
	<u>Unit</u>	<u>Lot</u>					
1	3,500	6,000	50	50	20	10	20
2	15,000	20,000	100	100	25	10	20
3	30,000	40,000	125	100	25	15	20

Maximum Lot Coverage: 75%

(A)nd shall include findings regarding how the proposal:

1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:

The proposal is supported by the following goals, strategies and actions in the 2019 Hartford Town Plan:

- Promote mixed-use in the villages and downtown.
- Facilitate the development of housing through the zoning and subdivision processes.
- Revise zoning densities and dimensional requirements to encourage infill housing in village areas, taking into consideration existing settlement patterns.
- Increase density in already developed areas with infrastructure (water and wastewater close to community facilities and services and served by public transit).
- Advocate for a diverse housing stock that promotes a range of housing types and costs.
- Encourage the development of multi-family housing on a scale and design compatible with existing neighborhoods.

The proposed bylaw amendments will have a positive effect on the availability of safe and affordable housing since it creates more housing options by adding residential and mixed-use development to an area that previously did not allow housing.

2. Is compatible with the proposed future land uses and densities of the municipal plan:

The proposal is compatible with the proposed future land uses and densities of the Municipal Plan. In general, the Hartford Town Plan recommends higher densities in the village areas where there is adequate infrastructure and low densities in the rural areas of Town in order to protect the Town's rural character. Some of the properties included in the proposed rezoning are located within the Quechee Village Center and all properties have access to town water and sewer. The density for the proposed QCR zoning district is 12.4 dwelling units per acre and would fall under the range of the mixed-use category of the Town Plan.

3. Carries out, as applicable, any specific proposals for any planned community facilities.”

This proposal will not affect planned community facilities.

Please Note:

- ❖ The planning commission shall hold at least one public hearing within the municipality after public notice on any proposed bylaw, amendment or repeal and;
- ❖ At least 15 days prior to the first hearing, a copy of the proposed plan or amendment and the written report shall be delivered with proof of the receipt, or mailed by certified mail, return receipt requested, to each of the following:

1. the chairperson of the planning commission of each abutting municipality, or in the absence of any planning commission in an abutting municipality, to the clerk of that abutting municipality;
 2. the executive director of the regional planning commission of the area in which the municipality is located;
 3. the department of housing and community affairs within the agency of commerce and community development.
- ❖ The planning commission may make revisions to the proposed bylaw, amendment, or repeal and to the written report, and shall then submit the proposed bylaw, amendment or repeal and the written report to the legislative body of the municipality.
 - ❖ Simultaneously, with the submission, the planning commission shall file with the clerk of the municipality a copy of the proposed bylaw, amendment, or repeal, and the written report for public review.

DRAFT "QCRHC"
QUECHEE COMMERCIAL/RESIDENTIAL HIGHWAY COMMERCIAL ZONING DISTRICT

Objective

To provide for well-planned and coordinated commercial, mixed-use and residential development on town water and sewer of commercial facilities and services that can be effectively integrated with the existing village and/or scenic character along the Route 4 major transportation corridors in Quechee. This district will balance the needs of the community and those of the traveling public. Development should fit in with the character of the site and the surrounding area with attention given to scale and massing.

Permitted Uses

Bakery
 Banking, financial institution
 Bar
[Dwelling, single](#)
[Dwelling, two](#)
 Farmstand
 Food Assembly/catering
 Funeral home
 Garden center
[Hospital/Medical Center](#)
[Hotel, motel, inn](#)
 Medical clinic ≤ 10,000 square feet
 Museum (no size limit) ≤ 10,000 square feet
[Nursing care facility](#)
 Office ≤ 10,000 square feet
 Place of worship
 Printing, publishing
 Public assembly facility (no size limit) ≤ 10,000 sq. ft.
 Public information facility
 Restaurant
 Retail ≤ 10,000 square feet
 Veterinary clinic

Permitted Upon Issuance of a Conditional Use Permit

Bed-and-breakfast
 Cemetery
 Contractor's shop
 Contractor's yard
 Crematory
 Daycare facility
[Dwelling, multi-unit](#)
 Home business
[Hotel, motel, inn](#)
 Kennel
 Light manufacturing/industry
 Light manufacturing/retail sales
[Medical clinic > 10,000 square feet](#)
[Mixed-use building](#)
 Motor vehicle car wash
 Motor vehicle fueling facility
 Motor vehicle repair
[Museum > 10,000 square feet](#)
[Nursing care facility](#)
 Office > 10,000 square feet
 Open-air market
 Parking facility
 Passenger terminal
[Public assembly facility > 10,000 square feet](#)
 Public facility
 Recreational facility
 Research, testing laboratory
 Retail > 10,000 square feet
 School
 Storage, mini-/self
[Warehouse](#)

Area and Dimensional Standards (in feet)

<u>Minimum Area</u>			<u>Minimum Dimensions</u>		<u>Minimum Setbacks</u> (From Property Lines)		
<u>Class</u>	<u>Dwelling</u> <u>Unit</u>	<u>Lot</u>	<u>Width</u>	<u>Depth</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
1	<u>3,500</u> 40,000	<u>6,000</u> 10,000	<u>50</u> 70	<u>50</u> 80	20	10	20
2	<u>15,000</u> 20,000	20,000	<u>100</u> 125	100	<u>25</u> 30	<u>10</u> 20	<u>20</u> 30
3	<u>30,000</u> 40,000	<u>40,000</u> 30,000	125	100	<u>25</u> 30	<u>15</u> 20	<u>20</u> 30

Maximum Lot Coverage: 75%

Land Use Map for Quechee H-C & RC-2 Zoning Districts

