

Hartland Planning Commission planningcommission@hartlandvt.org
Draft Minutes of August 21, 2024

Members present: David Dukeshire, Dan Jerman, Kate Donahue, Steve Cone and Jay Boeri

Others Present: The Town's Zoom Connection crashed soon after the meeting started leaving 3 participants disconnected, no others were physically present.

Opened meeting 10 minutes late at 6:40 PM as zoom connection failed for the third time in as many meetings.

Adjustments to agenda: Fat Sheep Farm Act 250 matter.

Review of the August 7 minutes. Added information that Dan Jerman had requested the Sunnymede Appeal reconsideration vote of August 7. No second is required for a reconsideration vote. Motion made and seconded to accept the minutes as amended. All present voted in favor, no abstentions.

Sunnymede: Short discussion as we have no further information from the Environmental Court on either our appeal or motion requesting a one day delay in its filing. HPC will take no future action until we know the appeal's standing. We have researched from multiple legal sources, including our attorney, cost of pursuing this matter. Our total legal expense for the Sunnymede appeal and motion for a one day delay had been \$228.00. We have reviewed our reasoning for the appeal, its costs and implications as described in our now approved minutes of August 7, 2024. David Dukeshire confirmed with the Hartland Finance department the HPC's 2025 fiscal year's available funding. The HPC deemed it adequate. The Selectboard raised questions about the appeal at their August 19 meeting and we noted that Town manager John Broker-Campbell had attended our August 7th meeting where the appeal was discussed. On August 19 the HPC sent John an update on the status of the appeal with the intention he would share that information with the selectboard, along with similar information he heard at our August 7 appeal discussions.

Town Plan 13th Review. We have completed a draft review of Land Use Chapters 1 including making an increase in area density to allow for additional housing. Considerable effort was made to tighten language to that section to make for clearer planning policy. We noted such policy language in the Town Plan is NOT ZONING as it is considered a non-mandatory GUIDE only for projects falling under the state's Act 250 proceedings before a Vermont District Environment Commission. Language that needs final review is grandfathering existing rural businesses and several land use definitions. Future Land Use Map is nearly finished, will be completed when applicable text is approved. Several questions remain and are in need of a TRORC (Regional Plan) discussion. David reported the selectboard brought up the issue of developing local ordinances related to Land Use.

Chapter 9 was reviewed as is nearly complete. Chapters 4, 7 and 10 have new draft language and will be reviewed at the next meeting.

David Dukeshire to request that Todd Heyman of Fat Sheep Farm attend our next meeting to further explain his Act 250 permit amendment. Also to request that an appropriate town official fix or replace the zoom device or service.

Meeting adjourned at 8:50

Next meeting August 28, 2024

Submitted by Jay Boeri, HPC clerk planningcommission@hartlandvt.org