

MINUTES of Hartland Planning Commission Meeting of July 17, 2024

Members present: David Dukeshire, John Magliocco, Jay Boeri, Rebecca Gordon, Katherine Donahue, Dan Jerman, George Little, Steve Cone Others present: Michelle Rielly

Opened meeting at 6:30 PM

Approved 7/3//24 minutes

Sunnymede: Discussion on Denial of HPC and TRORC Permit Appeal. Dan reviewed the conclusions of the Environmental Court Judge who focused mostly on his denial of the Regional Commission's appeal of the Sunnymede project. The judge made only 2 brief findings on the HPC's appeal. He found the HPC language that stated "only agricultural business in a rural district is acceptable" was not clear. The HPC plan does permit home or home occupation business in both rural and residential parts of town but not commercial businesses. He deemed Sunnymede's business with a 40% agricultural based income was an agricultural use.

The HPC reviewed the arguments made before the court and considered the following: the fact 60% of Sunnymede business was allocated to sales of non-agricultural goods and its physical size exceeds the combined footprint of all the store and parking areas in the Three Corners Village, including facilities for electric car charging stations, was an acceptable use - because in part the judge found the Sunnymede store was "located near the village". We believe this is a subjective opinion as there has never been a need for a common connection from Village to the proposed Sunnymede store location. The road between them is dangerous for foot traffic as it is very narrow as it passes beside the Lull Brook Gorge. No sidewalk or bike path ever existed there the only safe site-line occurs in a one foot wide "lane" between the guard rail and the highway's white lined edge. Sunnymede's proposal to provide a sidewalk in front of their store to better connect it with 3 Corners Village was self-serving and disingenuous.

A motion was made and seconded to "vote to appeal the decision". A limited discussion included: HPC limited time to finish work on the expiring town plan, chances of a successful appeal, degraded vitality of existing Three Corners businesses as visitor's traffic coming off Exit 10 will encounter Sunnymede before reaching the village stores. New legal fees are within the present HPC's annual budget. The vote was taken, 3 members voted yes, 5 no, motion to appeal was defeated. Any appeal must be filed by August 8.

Town Plan discussions centered on expanding housing along paved highways: north of Three Corners on Route 5 to near Gilson Road, and a 7 acre designated portion of the Pohl property. Also along Rte. 12 between the historic limits of 3 and 4 Corners. New state/regional standards will necessitate those Villages being altered to their pre 2010 size. New mapping in underway to see if other areas need change. Meeting adjourned at 8:20 PM.