

Hartland Planning Commission Draft Minutes of Public Hearing of October 22, 2025

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Planning Commission members present: Dan Jerman, Steve Cone, Kate Donahue, John Magliocco, Jay Boeri, and George Little (by Zoom) Non-members' present: see below, list to follow.

Opened the Public Hearing at 6:30 PM on the proposed Town Plan of October 22, 2025.

Kate made opening remarks about the HPC's overall process of drafting the Hartland Town Plan. Members were introduced to the public present and on zoom. She asked that questions be taken following a general presentation by Dan Jerman.

Chapter 2: Dan stated a general summary of what a town plan is – a policy guide, not to be used as an ordinance, including zoning ordinance. It's direct use only applies to Vermont's Act 250 matters and only to advise those commissioners what Hartland's official policy is so they have a legal basis to determine the merits of a particular development to approve or deny it. Dan also explained Chapter 2 specifics of the new proposed Land Use Map including its new districts that allow for more housing and home industry. Map was displayed on a large screen.

Chapter 4: John discussed the Housing issues, lack of town water and sewer effects the density of new housing, be it of any type including for people who already live here rentals for the elderly, low income or clustered new units. This is a matter of great statewide concern, the state housing authority suggested Hartland would need to have 325 units of new housing depending on further state action.

Steve said TRORC has been very helpful advising us on new state and regional standards. Some of the demographic material may be stale, we use the best available data, state and federal agencies have not updated but are in process to do so.

Opened the hearing for questions. Steve compiled the questions asked by those present on zoom and emailed to the HPC. That list, and those in attendance, will be presented when finished as its lengthy. The three questions most directly stated concerned (1) is the town plan part of a future zoning effort? (2) what is the most appropriate controlling language to make clear the town plan's intentions: should or shall, prohibited or must and (3) a complaint about lack of HPC town plan discussion on the large gravel pit along the Connecticut River and matters concerning the Solid Waste District.

At our next HPC meeting should no material changes be made to the Plan, with the exception of spelling or typos, the HPC will vote on the Plan and send it to the Selectboard for their consideration. Please be aware the Selectboard can make changes to the Plan, material or not.

The Town Plan presented of October 22 was presented exactly as in its advertised legal warning. Motion made to hold our next meeting on November 5, 2025, all voted in favor. Motion made by Jay seconded by Dan to adjourn our Public Hearing on the Hartland Town Plan of October 22, 2025. All voted in favor.

Meeting on the adjourned at 8:30 PM.

Submitted by Jay Boeri, HPC Clerk October 27, 2025