

Draft Minutes of the Hartland Planning Commission meeting of February 4, 2026

Present: Steve Cone, George Little, Jay Boeri and Kate Donahue and Dan Jerman by zoom.

Non-members: Kevin Geiger – TRORC, Andre Patenaude.

Jay Boeri and Steve Cone opened the meeting at 6:36 p.m.

No changes to Agenda. Approval of minutes of the January 7th meeting., motion by Dan and seconded by Steve. All in favor. Accepted

Discussed the Contract for a Unified Hartland Bylaw for subdivision and land use that was written and executed by the Selectboard and TRORC in June of 2025. The HPC had not seen the contract until the town manager provided a copy several days before this meeting, and were not consulted in its preparation. Under contract terms, Kevin stated TRORC would “write” the bylaw, with the explanation the HPC would act as its editor. At each monthly meeting one section of the bylaw would be discussed and its impact to the town identified by Kevin. Before the next meeting HPC members would submit written comments on the section to Steve Cone, acting as our coordinator, then he would send them to send Kevin before the next meeting. Kevin would write appropriate language consistent with Vermont law, then reviewed, discussed and voted on at that meeting. This process would be repeated for each of the many sections, one at a time, When complete, the HPC will vote on the entire package, then pass it on to the Selectboard for their action. The HPC thought this process was workable.

Kevin suggested this will be a 6 month process, but our experience suggests a longer one. The total cost of this plan is \$17,000 of which half (\$8,500) will be paid by the town, apparently already budgeted, the balance by state funds. This is a fixed price contract beginning to end, whenever that happens.

The meeting continued with a general discussion about the particulars of the first bylaw section, what new town body or authority will manage bylaw hearings and appeals. This will be discussed at our next meeting on March 4. The Town’s consideration of a unified zoning bylaw is a watershed moment for Hartland. All town residents are invited to attend this and future meetings of the Planning Commission.

Next meeting March 4, 2026 at 6:30 PM The meeting was adjourned at 8 p.m.

Submitted by Jay Boeri, HPC clerk February 9, 2026