

## **Draft Minutes of the Hartland Planning Commission meeting of January 7, 2026**

Present: John Magliocco, Dan Jerman, Jay Boeri, Steve Cone, George Little, and Kate Donahue via zoom. Non-members: John Broker-Campbell, Kevin Geiger, Bob Bibby, Jim Rielly, Amy Ashline, Helen Esmond, and A Patenaude.

John Magliocco, Chair, opened the meeting at 6:31 p.m.

No changes to Agenda. Approval of minutes of meeting of December 3, 2026, moved by Dan and seconded Steve. All in favor. Accepted

First meeting to discuss a new Unified Hartland Bylaw under terms of a contract initiated and signed by the Hartland Selectboard and the regional planning commission (TRORC), Kevin Geiger of TRORC is the coordinator of that effort. A unified bylaw contains rules for both subdivision of land (creating lots) and defining allowable land uses.

By statute, the Planning Commission only drafts the bylaw in open, monthly, publicly advertised meetings. When deemed complete, usually after a multi month process, the HPC will vote on it, then pass it the Selectboard, who will hold their own public meetings, make any changes to the draft and schedule a vote.

Kevin Geiger said a unified bylaw is meant to further the purposes of the Town Plan. While the 2026 Town Plan has been created and forwarded to the Selectboard, the Town Manager reported the Selectboard will start to review it within the next month or two. Kevin said HPC bylaw work should not be delayed by not having an approved Town Plan.

Both the HPC and a number of residents had specific questions about details of why and what would drive elements of the bylaw. Neither the HPC nor the public have seen the Unified Bylaw contract signed by the Selectboard and TRORC but were told it would be sent to the HPC. We will then post it on the HPC website and have more to say about it. Its impact including costs to be discussed.

Kevin went on to say statutory material will reside in the bylaw, listing both acceptable and unacceptable practices, and possible inclusion of a flood plain bylaw. Newspaper notices of actions are only required for public HEARINGS, not meetings for discussion purposes.

Next meeting February 4, 2026.

The meeting was adjourned at 7:16 p.m.

Submitted by Jay Boeri, HPC clerk January 11, 2026