

## Hartland Planning Commission Draft Minutes – September 3, 2025

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Planning Commission members present: Dan Jerman, George Little, Steve Cone, Kate Donahue (and John Magliocco on Zoom). Non-members present: SB chair Phil Hobbie and Curt Peterson. Present on Zoom: Helen Esmond, David Scharfstein

The meeting opened at 6:43 p.m.

- No adjustment to agenda.
- The minutes of the meeting of August 6, 2025, were amended, after a discussion about finding a resolution to the search for assistance to: “Dan reported he had discussed with the SB at their Aug 4 meeting the need for financial help in taking meeting notes or minutes and help running Zoom. After further discussion the HPC decided not to now accept an outside minute-taker but continue as has always (been) done unless circumstances change.” Steve would bring up later in Old Business that Dan would continue the conversation with the town to find a satisfactory solution. Kate moved, Dan seconded. All in favor.
- Review of Town Plan Draft of September 3, 2025. Dan Jerman proposed 3 changes in language in Chapter 1. Land Use Policies, #12: change “should” to “shall”. John moved, George seconded. All in favor. Rural Residential Area Policies, # 7, add “Only” to beginning of sentence. (“Only small offices and home businesses are appropriate in these areas.) And in #8: “can also” be added to read “...appropriate types of businesses can also include professional offices and personal services...”. Kate moved and Steve seconded. All in favor.
- Steve Cone: By now the HPC has approved in principle the other chapters of the document. Goals from Chapter 1 now appear in the Implementation chapter. Chapter 7, Emergency Services: more will be added when the Plan goes to the SB but will not be in this draft. Steve will send the draft and Reporting Form to TRORC. Peter Gregory will review. The draft goes to two state agencies, is shared with chairs of surrounding towns’ planning commissions, and warned in newspapers. Also, the draft goes to the town for posting on the website, a printed copy will be in the Town Clerk’s Office, and the HPC commissioners, the Select board, and Town Manager will all receive the final version. October 22 was identified as the date for a hearing of the plan.
- Steve moved, John seconded, acceptance of the September 3, 2025, draft of the Hartland Town Plan. All in favor.
- Steve moved we submit the Planning Commission Reporting Form for Municipal Plan Amendments as written. Kate seconded, all in favor.

- Old Business: Steve asked that Dan continue the discussion with the town re finances and assistance, pending agreement on an agreed upon solution. Dan will do so.
- Next meeting: Wednesday, October 1, 2025.

Submitted by Kate Donahue. September 3, 2025