

Draft Minutes of the Hartland Planning Commission Meeting of March 4, 2026

Unified Bylaw Discussion No. 3

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

Non-members: Kevin Geiger – TRORC, Andre Patenaude, Dana Follensbee

John opened the meeting at 6:30 p.m.

No changes to Agenda. Approval of minutes of the February 4, motion by Dan and seconded by Steve. All in favor. Accepted

Town Plan status. Jon Broker – Campbell stated the selectboard had reviewed some sections of the HPC adopted Town Plan and might complete a full review in April.

Unified Bylaw Meeting No.3 In response to a question by an attendee concerning the Unified Bylaws adoption process, the clerk provided them a posted copy of the HPC agenda that clearly summarized it. Shown below.

“A Unified Bylaw is an ordinance regulating both Land Use and Subdivision. It becomes effective after the following occurs: (1) approval by the Hartland Planning Commission, followed by Selectboard approval. (2) It may need further approval by majority vote of Hartland voters if the Selectboard requests a public vote OR, after a petition filed by 5% of legal Hartland voters receives a majority vote.” We noted that 5% of legal Hartland voters equals about 75 voters by today’s estimation of 1500 voters. Draft language for all Sections will be crafted over several months at open, monthly Planning Commission meetings. The public is invited to come and learn about this project, ask questions or make comments.”

There was no review or action of the discussion of Meeting No. 2- general overview by TRORC’s Kevin Geiger on how Bylaws are generally administrated.

Meeting 3 was a lengthy presentation by Kevin describing what a Unified Bylaw can NOT regulate, and limitations of variances and waivers. This included the fact that existing property or use features existing prior to its passage are exempt from regulation. His detailed discussion was meant to focus HPC attention on matters that the HPC could legally consider as it drafted any regulations. The next meeting will start that process of what should be regulated.

Next meeting April 1, 2026 at 6:30 PM The meeting was adjourned at 8:35 p.m.

Motion to adjourn the meeting, moved, approved by all.

Submitted by Jay Boeri, HPC clerk March 9, 2026