

Hartland Planning Commission Draft Minutes - July 2, 2025

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Planning Commission members present: Jay Boeri, Dan Jerman, Steve Cone, Kate Donahue, John Magliocco - George Little. Non-members' present: Bruce and Gloria Merritt. By zoom (see below)

The meeting opened at 6:47 after a 17 minute delay as the members tried to connect to town zoom service, as the town Wi-Fi was turned off. Called Michelle to help restart it, we were somewhat successful to open it for the 2 waiting participants, Helen and David Dukeshire, or others who wanted to join. Zoom remained somewhat problematic until they signed off. We need to again discuss this matter with the town manager or selectboard.

Reviewed minutes of June 18, 2025, added Dave Dukeshire to non-member attendees, motion made to approve by Steve seconded by Dan Jerman. Vote: all in favor.

Lengthy discussion concerning how to proceed with town plan changes and how they will interact with possible future bylaws. Topics include Resource -Based Commercial Uses (some similarity to HPC forest blocks), new Housing targets enumerated in the Regional Plan, changes in the draft Hartland Maps presented by TRORC at our last meeting, but since updated by TRORC but will be available by mid-July and before our next meeting. Differences in TRORC Hartland maps and their review of our 2025 Town Plan Draft (received in June, pages 83-123 and 150-220) need to be made compatible with the HPC's in-process 2025 Town Plan to be presented at a future public hearing, likely several months away.

The HPC voted unanimously not to request an Act 250 hearing on the conversion of the Climbing Center on Route 5 beside the Britton (Bethel Mills) lumber yard to a landscape business.

HPC membership. David Dukeshire has resigned from the HPC, his notice was also sent to the selectboard and accepted. We all thank David for his caring efforts. The HPC may again, by a change in our bylaws, return to co-chairs rather than chair and vice-chair.

Next meeting Thursday July 17, 2025 at 6:30PM at Damon Hall.

Meeting adjourned at 8:32 PM.

Submitted by Jay Boeri, HPC Clerk. July 6, 2025