

Hartland Planning Commission Draft Minutes - June 18, 2025

planningcommission@hartland.vt.org

Planning Commission members present: Jay Boeri, Dan Jerman, Steve Cone, Kate Donahue, John Magliocco - George Little by zoom. Non-members present: Kevin Geiger from TRORC, Bruce and Gloria Merritt, Ms. Wood. The meeting opened at 6:30.

Reviewed minutes of May 21, 2025, motion made to approve by Steve seconded by Dan Jerman. Vote: all in favor.

Meeting Adjustment: Motion made by Dan seconded by Jay to hold a brief executive session to discuss a personnel matter, no action to be taken. Vote: all in favor.

Brief question concerning Sunnymede from Ms. Wood.

Kevin Geiger of the regional planning commission (TRORC) attended our meeting, and presented the Draft TRORC Hartland Land Use Map (06/18/2025). He stated it was a relatively strong plan, and they fixed the hole that Sunnymede went through, at least at that scale.

The new TRORC map is somewhat at odds with our current Hartland Town Plan maps, the HPC needs to make appropriate changes to comply. One change is for **Resource-Based Commercial Uses, meaning** commercial uses and any associated structures such as sawmills, quarries, sandpits, outdoor recreation facilities, nurseries, and agricultural buildings dependent on resources existing, generated or processed at the site and may include secondary retail of products entirely produced on site. This provided that retail floor space is less than floor space dedicated to production and does not exceed 2,000 square feet, whichever is less. The other point on loosening the plan (eliminating shalls in favor of shoulds) is in order to have allowances in developing bylaws when most development is scattered in fields and forests for small commercial projects, none of which trigger Act 250. A bylaw takes care of more common occurrence. The regional plan already has relatively strong language and is quite protective along those lines.

As Hartland has no current bylaws he said, projects subject to Act 250 must be planned and sited to satisfy the following:

- a. Utilize compact development design and locate new development or lots near or adjacent to existing road infrastructure and away from productive fields or forests to conserve the maximum feasible amount of usable farm, pasture land, or managed woodland
- b. Locate non-agricultural buildings next to or within the forest edge (if any), instead of in open fields, to enable new construction to be screened by natural landscape features.
- c. Minimize buildings, utilities, or structures blocking or interrupting scenic vistas as viewed from a public highway.
- d. Take reasonable steps to protect historic features, wetlands, stream buffers, forest blocks, wildlife crossing areas, necessary wildlife habitat, and habitat connectors.
- e. Consider burying power and phone lines, if cost effective, when new roads are being constructed.
- f. Use of planned unit developments or conservation subdivision design schemes is strongly encouraged.

He also notes TRORC Forest Based areas closely mirrors the green overlay on our currently drafted Town Plan. Also, new structures capable of being occupied year-round are not appropriate in interior (greater than 300 feet from the forest edge) parts of these areas, but noncommercial seasonal camps serving hunters, snowmobilers, and other outdoor recreational users are appropriate.

Subdivisions and other development subject to Act 250 on lots over 30 acres shall minimize impacts on forestry potential and habitat values of undeveloped areas by concentrating development at the forest edge near other development and roads; use small lot sizes and shapes so that at least 80 percent of the land remains in a large undeveloped tract; minimize clearing of forest; and avoid the creation of additional roads or power lines that would further future development into interior areas.

Meeting adjourned 8:20. Reopened in executive session, adjourned at 8:45. Next meeting July 2, 2025 at 6:30PM. Respectively submitted by Jay Boeri, HPC Clerk.