

Hartland Planning Commission
Minutes of August 7, 2024

Members present: David Dukeshire, John Magliocco, Jay Boeri, George Little, Steve Cone and Dan Jerman by zoom.

Other: Michelle Rielly, Manager John Broker-Campbell, Bruce and Gloria Merritt.

Opened meeting at 6:30 PM

Approved Minutes of July

Sunnymede: A request to reconsider the vote of July 17 regarding appeal of the Environmental Board's Sunnymede decision to the VT Supreme Court was made. (HPC rules permit us to reconsider a vote only if at least one member in the majority of NO voters asks to reconsider the vote). At our meeting on July 17 the members voted 5 to 3 to not appeal, so no appeal was filed. At our meeting tonight August 7, one previous No voter asked for a reconsideration vote.

Over a 30 minute discussion, we reviewed the reasons we twice found the project not in conformity with the Hartland Town Plan's clearly stated policy. We weighed the impact of the project if built, as Sunnymede's building and paved parking lot would exceed that of the entire Three Corners Village, and would be a competitive business threatening village vitality after Hartland's 2024 \$1.6 million dollar village upgrade. We discussed chances of a successful appeal. One avenue was the Environmental Court's single judge's focus on the TRORC (Regional Planning Commission's) opposition to Sunnymede in his multi-page decision. He made only a one sentence statement concerning the HPC attorney's legal brief. The cost in time and money of an appeal was considered (adequate legal funding is in the present budget). A new vote to appeal was taken, 5 voted Yes, 1 No, no abstentions, so reconsideration began. We discussed the urgency for filing our appeal, as the vote to reconsider at tonight's regularly scheduled meeting was very close to the final date to file an appeal. (Appellants have a 30-day window to file, we were officially notified by our attorney on July 9th of the court's ruling that was electronically signed on July 8th). The HPC clerk to call our attorney in the morning to file the one-page notice of appeal, and verify the actual filing deadline date.

Town Plan discussions centered on expanding housing along paved roads: north of Three Corners on Route 5 to near Gilson Road, and a 7-acre designated portion of the Pohl property. Also, a yet to be redefined district along Rte. 12 between the historic limits of 3 and 4 Corners, after 2010 it had become part of the 2 villages. A draft of the revised 2017 Town Plan's Land Use map – showing soils, natural features, roads, forest block, village area land use was presented. Other topics included:

- Rural residential definition
- Grandfather existing rural businesses
- Re-define Martinsville areas
- Home business definition
- Conformity with TRORC village map

Meeting adjourned at 8:30

Next meeting August 21, 2024

Submitted by Jay Boeri, HPC clerk