

Hartland Planning Commission
Draft Minutes of September 25, 2024

Members present: David Dukeshire, Jay Boeri, Steve Cone, Kate Donahue, Rebecca Gordon and Dan Jerman.

Others: Michelle Rielly, R & D Bibby (zoom)

Opened meeting at 6:30 PM

Approved Minutes of September 25, 2024

Town Plan discussions included Chapters 1 (Land Use): Definitions of home industry, home business, short term rentals and Mixed Use. Sections centered on expanding housing along paved roads north of Three Corners on Route 5 to near Gilson Road, then a short distance beyond the Sumner's Falls entrance Road. Also a 7-acre designated portion of the Pohl property. Also a yet to be redefined district along Rte. 12 between the historic limits of the 4 Corners Village (after 2010 it had become part of the 2 villages). Lastly north of Four Corners a similar redesignation is planned. A very preliminary draft of the Town Plan's Future Land Use map was presented that incorporates those new definitions mentioned above. To comply with the Regional Plan, the area between the Three and Four Corner Villages will be altered to a Mixed Use area. Existing Town Plan maps showing soils, natural features, roads, and forest blocks, plus parcel maps, will guide our planning. Other topics included Grandfathering existing businesses. Chapter 5 Transportation was also reviewed.

Sunnymede has filed its final appeal to the Environmental Court in opposition to the court's decision to allow the HPC to continue its appeal of their project. A decision is expected shortly.

Brief discussion about the regulatory process concerning a proposed tall Cell Tower off Town Farm Hill Road.

Meeting adjourned at 8:45

Next meeting October 2, 2024

Submitted by Jay Boeri, HPC clerk