

Hartland Planning Commission  
Meeting Minutes  
August 6, 2008

Members Present: Roger Shepard, Jay Boeri, Marie Kirn, Peter Luquer, George Little, Bill Brogden, Ralph Kurash

Public Present: Kevin Geiger TRORC, Dave Cooper & Craig Jewett, (Representing Sunnymede Farms II LP), Elaine Brousseau, Debra Lequer

Meeting called to order at 7:04 pm  
Minutes of the July 2, 2008 accepted

Made adjustment to agenda. Added Dave Cooper & Craig Jewett representing Sunnymede Farms II LP.

Dave Cooper introduces himself as a representative for Sunnymede Farms II LP, and Aubrey Ferrao who owns 360 Acres off Weed and Town Farm Hill Roads. Dave explained that Mr. Ferrao plans on subdividing current parcel into 5 lots. Mr. Ferrao doesn't plan on developing the lots for resale, but instead, is planning on building 4 houses (4900 sq feet each) on 4 of the lots for his four children. He also plans on moving the barn, building an outdoor equine riding arena, and building a large leach field for the four lots and the barn. Craig Jewett, engineer from Bruno Associates, explains the four 3 acre lots in better detail. The plan is to basically cluster the houses to decrease overall impact. Road grade is less than 12%, length of road is increased approximately 1100 feet, and will have two "gate-houses". Dave & Craig point out a few ambiguities (questions and request for clarifications) in the HPC draft land use document that they found while working on this project; Lot frontage, 800 foot rule, rural district min lot size, set back definition, and wetland information.

Peter raises concern about gate houses and George asked if this was a gated community. Dave doesn't want to discuss this as neither he nor Craig knows a lot about that aspect of the project. He first wants to gain approval on 4 houses now, and would go to the DRB or whomever regarding the gate houses at a later time.

Dave would like to know what is needed from him in order for this project to be approved and possibly grandfathered. We told them to use the present draft as a guide and to include the existing VAST and horse trail in their site plan. Kevin Geiger reminds him that no approval is needed until the Land Use Document passes. There was discussion of the possible need for an Act 250 permit. Dave suggests that the Planning Commission can use this Sunnymede project to help work out issues within the Land Use Document if they would like. Jay points out that while it may be possible for the Planning Commission to use this project as a check on our draft document, any planning commission actions will be independent of any specific projects needs.

We thanked David for his early presentation of this project.

Kevin brought in an updated 800, 1000, 1200, 1400, 1600, 1800 & 2000 foot setback map. Discussed 3.5.6 min lot frontage. Discussed changing 400 foot to 200 foot. After tossing around several ideas group decided to table until next meeting.

Jay suggested changing the wording slightly on 6.12.4 for Ancient Road section.;  
Discussion issues of 1 acre (minimum lot size) layout in Sec 3.5.6.

Next meeting September 3<sup>rd</sup>, 2008

Adjourned at 9:05 pm

Mandi Potter  
Clerk