

Hartland Planning Commission
Meeting Minutes
April 4, 2012

Planning Commission Present: Roger Shepard, Charles Jeffries, Bob Bibby, Eric Dicke, Dan Jerman, Bill Brogdan

TRORC Staff Present: Chris Sargent

Public Present: Dave Cooper

Meeting Called to Order at 7:05 PM

Meeting Minutes from March 7th accepted with a correction that the HPC had received a Waste Water Permit for a five lot Subdivision, not an Act 250 application as noted in the March 7th meeting minutes.

HPC Mail included Hartford Town Master Plan and Amendments on CD.

Chris Sargent presented TRORC "Suggested Updates to Hartland Town Plan". TRORC is suggesting changes that would allow TRORC Staff to recommend TRORC Board to approve the Hartland Town Plan. Chris pointed out that there is a November deadline for a an approved plan to maintain Hartland's Village Declarations. The Village Declarations have advantages of tax credits for developments and added points for grant applications. Chris pointed out if the declarations lapse, re-approval is not guaranteed and the application process is arduous.

Prior to discussion of TRORC's recommendations, Roger Shepard advised the board that he is the owner of one of the lots in the Rt4/12 interchange affected by TRORC recommendations. Roger offered to recues himself if the board advised.

Recommendation #1 Overall Density: TRORC recommends changes to pg 8, Item 18, to clarify the allowed One Acre minimum lot size.

Recommendation #2 High Density housing: TRORC recommends adding language that specifies how high density housing would be allowed in Hartland, potentially in the villages and with adequate protections for groundwater.

Recommendation #3 Commercial areas: For the Rt4/12 interchange and I91 Exit9 area TRORC recommends language changes that would clarify the nature of what commercial activities are allowed. In particular, TRORC recommends excluding "Primary Retail" development for both of these areas. TRORC also advised changing the term Commercial as it may be broadly interpreted. Other potential terms might include Special Use District, Interchange Area, Junction Area.

After discussion with Chris Sargent, he felt Hartland's town plan is not far from the regional plan. Chris will work on suggested language to add to Hartland Town Plan based on the meeting discussion that will allow for TRORC Staff recommendation for TRORC Board approval.

The next meeting will be the regularly scheduled first Wednesday of the month, May 2nd 2012.