

Hartland Planning Commission
Meeting Minutes
July 02, 2012

Planning Commission present: Eric Dicke, Charles Jeffries, Bill Brogden, Jay Boeri, Roger Shepard, Dan Jerman, George Little and Bob Bibby

Public Present: Stuart Close of Twin State Sand & Gravel & associate

The meeting was called to order by Chair Jay Boeri at 7:06 P.M..

Jay noted that this HPC meeting was a duly warned meeting for public input into the newly revised Hartland Town Plan. He reiterated that this plan represented a melding of the wording suggested by the regional planning commission regarding two areas of their concern: 1) Definitions, 2) renaming and redescribing the commercial districts at the junctions of Routes 4 and 12, and the I-91 interchange.

Vice-Chairman Roger Shepard voiced his concerns that he and the rest of the commission preferred the HPC's wording but could accommodate some of the changes sought by O.T.R.R.P.C..

Charlie asked if anyone had strong feeling about the proposed changes.

George asked who prepared the changed town plan with Jay responding that he had typed up this draft from his notes of the May 2 meeting, sent them to Chris Sargent of the regional planning commission who had met with the HPC in March and April and prepared the present draft from the consensus reached at these various meetings. Jay said that the regional commission had a 15 day notification period to respond once the HPC ratified a draft of the town plan.

Charlie reviewed the chronology of the wording issues between the O.T.R.R.P.C. And the HPC since the March meeting with the regional planning commission to the present time.

The propose town plan was unanimously ratified.

Mr. Close of Twin State Sand & Gravel spoke of several concerns his firm had with the noise and hours of operation limits in the Land Use Bylaws (There was some confusion as to what document these limits were found in). He indicated that Twin State was moving more of its processing operation to their North Hartland site and had concerns over constraints such as noise limits and hours of operation for their operation which is bounded on all sides by other industrial/commercial operations such as the new land-fill or the river. Roger pointed out that hearings would be held on this document soon and a review of these points and possible revisions could be done at that point.

The last item on the agenda (the bombshell -pardon my pun) introduced by Roger was the proposed expansion/redevelopment of the rifle range on Ferry Road owned by Vermont Fish & Wildlife and supervised by the Hartland Fish & Game Club. Jay recused himself from the board because of his involvement as an abutting property owner. Roger questioned the absence of the Act 250 Process in this matter as there did not appear to be any Act 250 permitting and the Act 250 person, Linda Matteson's information was the same as everyone present, an article in the Valley News describing the project.

Charlie, who lives in the neighborhood, said neighbors did have concerns over noise and safety issues.

Several members present though that such development would fall under Criteria 8 of Act 250 with Roger offered to contact Linda Matteson to determine if the HPC or the Selectboard should get a Jurisdictional decision for town participation in the process regarding health and safety issues.

Jay, speaking as an abutter, indicated that he had received no meeting notification. Charlie indicated some of the areas of concern for neighbors: stray shells being found in structures, nighttime firing, cannon firings.

There was much discussion by the HPC as to the necessity of an Act 250 application. Voted by all (except Jay) to have Roger contact Linda Matteson at the District 3 Commission, for the HPC , requesting a jurisdictional investigation so that future discussion would be based on more factual information and a query being sent to the Selectboard seeking input from them.

The next meeting was scheduled for Aug. 1.

Respectfully submitted,

Bob Bibby
Acting Secretary