

Hartland Planning Commission  
Meeting Minutes  
October 3, 2012

Members Present: Jay Boeri, Roger Shepard, Charles Jeffries, Dan Jerman, Eric Dicke, George Little and Bob Bibby

The meeting was called to order at 7:05.

Charlie Jeffries had attended the Sept . 26, T.R.O.R.P.C. Meeting at which the new Hartland Town Plan was reviewed by the commissions staff and approved by the members with one comment which noted the types of development prohibited.

Jay had spoken with Bud Ames of Twin State Sand & Gravel relating to his concerns over the noise limitation at property boundaries in the proposed Land Use Document. Bud intends to pursue the measurement of the levels of sound at their boundaries. He will keep us informed.

Dan Hershenson had commented that the language in our document, (Pg. 23; section 5-7-1) came from court language involving a Barre Granite quarry litigation that was successful and that Twin State is grandfathered. He further stated that he th'ot a noise level test was adviseable anyway. Dan mentioned that such rules run with the property not the owners but did create work for lawyers! Dan also mentioned that we perhaps could wait for several complaints/issues to arise before hiring Dan Hershenson to come in.

Roger suggested that the noise ordinance only affects permits issued after passage of the land Use document ; suggesting that most towns have a "stand alone" noise ordinance. A lengthy discussion followed among members as to venues for enforcement, etc..

George summarized the foregoing discussion stating every exigency couldn't be included in the document and that statue must cover what a "public nuisance" is by legal definition and what options and authority exists regarding enforcement by a town/municipality.

Jay agreed to get the "show on the road" for a public hearing on said document and Chalie agreed to work on the verbiage in the adopted Town Plan and the Land Use Document so that our recent changes in the commercial districts(Interstate 91, villages, Route 4 intersection) are in mutual agreement.

It was agreed that our Nov. meeting would focus on these changes and Jay would consult with Kevin Geiger of T.R.O.R.P.C. To begin anew the process of a warned public meeting according to statute. Roger reminded us that once posted we can't make any changes and volunteered to do a one page summary. Jay was to check with Mandy to secure mailing labels, etc.

The last item on the agenda was the HPC's continuing need for filing of records, secretarial assistance, etc..

The meeting adjourned at 8:30.

Respectfully submitted,  
Bob Bibby, Acting Secretary