



Town of Hartland Planning Board Meeting Minutes

Thursday Apr 20, 2023

In attendance: Robert Harris, Beverly Snell, Steven Urtel, and Secretary Jennifer Mason.
Robert Spencer absent

The meeting was called to order by **Chairman Robert Harris** at 6:45 p.m.

Code Enforcement Officer Michael Hartman handed out a packet, *"Regulating Tiny Homes: A Primer for Local Governments"*

M. Hartman: explained that this packet came from the NY Planning Federation. ADUs, Accessory Dwelling Units. These dwellings have to meet code requirements. This is in the Governor's budget right now. They briefly touched on that all AirBnBs are special use permits as of now. The government has been talking about fast tracking these ADUs and using different set backs than what we have now for residential units. It has been suggested that we add these to our Comprehensive Plan so we can regulate them. We will have to adopt two of the five land use actions in the packet in order to regulate them the way we wish to regulate them.

1. Authorizing ADUs
2. Facilitating lot splits
3. Removing restrictive zoning
4. Allowing higher density level areas
5. Rezoning commercial areas to allow for housing

Other items discussed:

- Our current code states a residential dwelling cannot be smaller than 1,000 square feet.
- Differences between AirBnBs and Bed & Breakfasts need to be defined and included in our Comprehensive law. Do they require a special use permit, a business permit etc.
- The June meeting will be the second Thursday of the month, June 8th at 6:30 pm.
- Comprehensive plan is being written by Wendel. Will this come to the Planning Board for approval when they finish writing it.

- We have not received the updated changes to the solar law from Wendel yet. We were supposed to receive those on Monday.
- Solar panel decommission is still a concern. Should the town save any money they receive from this project in case the town ends up being responsible for the decommission.
- Mahar still needs to come in to get their new soil business approved.

S. Urtel makes a motion to adjourn, seconded by B. Snell.

3 Ayes 0 Nays

Meeting adjourned at 8:05 pm

Next regularly scheduled meeting will be Thursday, May 18, 2023 at 6:30 pm.

Respectfully submitted,

Jennifer Mason

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Planning Board Secretary