

**Hartford Planning Board
Meeting Minutes: March 7, 2016**

Present: Jim Driscoll (Chair), Deb Harris (Vice Chair) Laurie Babineau (Secretary),
Peggy Matthews (Member), Morrill Nason (Alt)
Attending: Bill Kennedy (Town CEO), Jeremy Johnson (Excavator), Joan Ben
(Resident), Mark Morris (Contractor - Representing Wei-Li & Karen Chong)

Meeting Convened: 7:02pm

Meeting Minutes of February, 2016 approved by all voting members.

New Business

Item One: Application submitted by Joan M. Ben, R2 17.4, Nezinscott River
Build a 24' x 24' structure with foundation and a 16' x 20' garage. All structures including
over hang and drip edges not to exceed 1,500 sq ft.

Discussion: A site visit has already been conducted with Jim Driscoll, Morrill Nason &
town CEO Bill Kennedy. Findings of the site visit: All set backs are met. A stream
within the 75 feet allowance has been determined to be a run off stream. Question raised
about the tax map designating the area as being resource protected.

Outcome: Application approved by voting members Jim Driscoll, Deb Harris, Laurie
Babineau, Peggy Matthews and Morrill Nason.

(* 03/03 issues with the digital recorder. Part of the meeting missing.)

Item Two: Mark Morris (Contractor - Representing Wei-Li & Karen Chong) U6 - L6
20 South Blueberry Road, Hartford, Maine
Addition of two 36' dormers to an existing building (garage) converting it into a year
round residence.

Discussion: As only one primary residence is allowed on the property of 1.23 acres, the
small cottage currently in place would be changed into a bunk house and another smaller
structure would be changed into an office. The lot is split by a private road bringing up
the question: is it considered one or two lots? Deb Harris points out that the board has
dealt with a similar issue in the past and it should not have any bearing on the boards
decision as the deed and taxes consider it one lot. Mr. Driscoll has a concern about the
amount impervious surfaces as the property has a great deal of hot top and gravel areas.
The changes in buildings uses and construction would not alter the foot print of any
structure.

Outcome: A site visit will be done by Laurie Babineau, Jim Driscoll, Bill Kennedy with
Mark Morris on March 23, 2016 at 5pm. Clarity on the lot division by a "Right of Way"
road. Only one residential building per lot, so the kitchen in one of the cottages will have
to be removed.

Meeting Adjourned: 7:43pm