

Hartford Planning Board

PG 1-2

Meeting Minutes: October 6, 2014

Present: Jim Driscoll (Chairman), Deb Harris, (Vice Chair), Laurie Babineau (Secretary), Peggy Matthews (Member), Morrill Nason (Alternate), Arthur Harvey (Member)

Attending: CEO Bill Kennedy, Kirk & Lorna Niedner & Tim Bernard

Meeting Convened: 7:00pm

Meeting Minutes of September 8, 2014 approved by voting members.

Voting Planning Board Members: Mr. Harvey takes issue with Other Business, 2nd paragraph, concerning instating an alternate as a voting member.

Outcome: After a brief discussion: the Bylaws Article 3, 3.1.3 vs Ordinance to Establish Hartford Planning Board Article 2-B: The planning board's voting members sided the bylaws: the board shall consist of five members and two alternates. Alternates can participate but may only vote when the chair person designates them as voting member. In order to vote there must be a quorum of three members. The topic of discussion brought forward by Mr. Harvey did not appear to conflict with the By Laws or the Ordinance noted above. Therefore, this topic has been tabled until next meeting. Jim will get clarity regarding the designating an alternate as a voting member.

Old Business:

Item One: Randal Bragg - Lot 35 of Pine Shores Development (Bear Pond) - Not Present
New parking lot proposal tabled until the completed plan is presented to the planning board.

Item Two: Jim Driscoll contact with the MMA in regards to town CEO's responsibility of follow up on completed projects.

Outcome: The MMA can not give out information directly pertaining to the CEO, conflict of interest. The town CEO would have to call the MMA himself.

Other Business: Funds to pay the town CEO for services, photo documentation of lake front properties.

Outcome: Funding approved by Selectmen (\$400)

New Business:

Item One: Permit: Kirk & Lorna Niedner, U01, Lot 18-1 New construction of a 26' x 24' garage. Garage will be set back at 105' from high water mark and 7' from septic (allowed) and there will be removal of trees (8).

Discussion: Town CEO, Bill Kennedy, site visit information: Trees are degrading and the set back from the road is tight yet within the ordinance. Expansion falls within the allowable percentage of vegetation. The driveway to be used for the new garage has already been established. There will also be a foot path created from garage to the home. Applicants aware of that the Erosion Control number will be needed.

Outcome: A site visit will be done by Arthur Harvey, Morrill Nason and Bill Kennedy. Letters to the abutters will be sent by the Planning Board Secretary.

Item Two: Notice of Violation / Order to Correct, After the Fact Permit: Tim Bernard, U01 - Lot 18-1, Main St., Lake Anasagunticook. Planning Board Application has been submitted with \$240 fee, concerning removal of trees within the 100' buffer zone, location of travel trailer moved to

within 20' of the normal water line and what appears to be an area of new lawn within 8' of the normal water line.

Discussion: CEO, Mr. Kennedy upon visit to the site stated the sand has been removed and replaced with mulch. Trees were removed to fit the trailer closer to the lake and away from the road. Trailer is typically on site on weekends and 3-4 months of the summer season. Mr. Kennedy agreed that the location of the trailer posed a dangerous threat being so close to the road. The depth of this lot is only 100 feet. Mr. Driscoll asked Mr. Bernard if he knew he was in violation with any of the violations brought before the board. The applicant stated he did not realize he was in violation and to make it right, he had already taken steps to correct the issues. Mr. Driscoll asked the applicant to step out of the meeting so the planning board could discuss the violations and corrective actions. After much discussion, the Planning Board came to an agreement on how to best proceed given the situation and violations brought before them.

Outcome: The board determined that since Mr. Bernard had already taken corrective action by removing the sand and grass and mulching the area as directed by the DEP and paid the \$240 after the fact application fee, and agreed to replace the 3 trees he took down by planting at least 3 - 6' tall saplings and 3 high bush blueberry bushes, that the violations have been rectified. The high bush blueberry bushes were recommended in addition to the saplings due to their extensive root system and are very effective in managing & controlling erosion.

(Time Stamp 21:50)

Other Business:

Wet Season Flow Channels: CEO suggested the board be clear on the issue as it may effect the permit submitted by the Niedners'. Ordinance requires 75' from a defined stream. Section 13, PG.11, #5 of the Shore-land Zoning Ordinance.

Permits: The board feels we should be given the original permit for the meetings. Receiving copies has become problematic as information is often cut off, unclear and does not include clear photographs when present. All voted in favor.

Deb Harris submitted the following to the town clerk:

The planning board voted on the following Shoreland Zoning application procedure:

- 1) Resident /Applicant submits Shoreland Zoning application to the Town Clerk and pays the associated fee.*
- 2) Town Clerk makes 7 copies of the application and attachments and emails to planning board.*
- 3) The original and 6 Copies go in the planning board mail box. The town keeps a copy for their records*
- 4) A copy of the Approved/Denied permit will be given to the Town Clerk*
- 5) The planning board will file the original application and supporting documents and facts of findings in the Planning Board File Room*
- 6) Town Clerk will make a 2 copies of the approved/denied permit; 1 mail to the resident and 1 to be filed in town office with application*
- 7) Town Clerk will mail applicant the permit.*

Meeting Adjourned: 8:10pm

* 11/ 3 /2014 Amendment: Discussion and agreement that CEO Bill Kennedy will check all board approved work at end of completion to verify permitted work is in compliance.

*Note: Issues with Recorder, the recording for this meeting can be found under files 2, 3 & 4 on the archived disc.