

Hartford Planning Board Meeting Minutes: October 5, 2015

Present: Jim Driscoll (Chair), Deb Harris (Vice Chair), Laurie Babineau (Secretary), Arthur Harvey (Member), Peggy Matthews (Member), Morrill Nason (Alternate)
Attending: Bill Kennedy (Town CEO)

Meeting Convened: 7:01pm

Meeting Minutes of September 14, 2015 approved by all voting members, with a date correction.

Old Business

Item One:

Camp Weekela, Map R-5, U-10, Rt. 219, Little Bear Pond

Discussion: Mr. Harvey informed the board that Camp Weekela has come to the board in the past for similar requests and were turned down and the possibility that the Board of Appeals was involved. Documentation has been found on a request from the camp in 2009. At that time state laws were being changed. The question of zoning continues to be a concern in terms of commercial, residential and the land use, also taking into consideration the camp being grand fathered, as buildings were in place before law changes and shoreland zoning ordinance.

Concerns: Regardless of the rules, laws and exceptions, the primary goal is the impact on the lake.

Out Come: Table until November's meeting for research.

Old Business

Item Two:

Mike and Lisa Hillcoat, U5-Lot15, 36 Garden Dr. After the Fact application

Discussion: A letter was sent to the Hillcoat's with requests to rectify the situations. The Hillcoat's responded with a letter in which they agree to terms of moving the shed, no longer using the outside shower and concerns in regards to the use of the garage as a bunk house. The Hillcoat's stated that the garage already had electricity and plumbing in it at the time of purchase, 2012.

Information and Issues concerning the property:

- The town tax map refers to it as a utility shed (Survey December, 2012).
- The real estate listing for the property states the home as a three bedroom and also refers to it as a shed with no information of a washer and drier within the said structure.
- The Hillcoat's did not realize that up-grades would effect, change of use.
- Septic design dated 6/14/2004, designed by licensed site evaluator Thomas Longley.
- Hillcoat's contacted Mr. Longley On September 29, 2015. Mr. Longley feels that the changes to the utility building are a minor expansion. (Note that this opinion only.)
- The septic system has been operating properly and it was inspected and pumped in 2012.
- Some board member's are concerned that if we vote to let the owners keep the bunks in the utility building, making it a bunk house (change of use), other lake front property owners will feel they can also make changes and be approved without question. Other members feel that once all of the plumbing issues are settled, if we deny the use of the utility building as a bunk house (removing the bunks) there is no reason the owners wouldn't have additional people sleeping on air mattresses in the building anyway.

Outcome: Item Two: A correction on the Planning Board's initial vote concerning the After the Fact Application, Re-Affirm that we did vote to deny the application. Motion made by: Jim Driscoll, 2nd by Deb Harris, All in favor: Harris, Babineau, Nason, Driscoll and Harvey. Also voted on the letter to be sent to the Hillcoat's: Driscoll, Babineau, Nason.
Mr. Kennedy will take care of the septic system concerns.

The board voted on the changes to be made by the Hillcoat's:

- Move the new shed to the back lot and maintain all proper set backs. Motion: Driscoll, 2nd, Babineau All in favor: Harvey, Harris, Driscoll, Babineau, Matthews
- Approval of change of use: utility building to be used as a bunk house, and septic system approval, to be handled by the town CEO, Bill Kennedy: All in favor: Harris, Matthews, Babineau. Not in favor: Harvey, Driscoll

Meeting Adjourned: 9:02pm

Agenda for October Meeting: Camp Weekela