

Hartford Planning Board Meeting Minutes: April 6, 2015

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

Also attending the meeting: Lee Holman (Selectman) and Arthur Lavoie (Property Owner, Canton Lake)

Meeting Convened: 7:02pm

Meeting Minutes of March, 2015 approved by all voting members.

No Old Business at this time.

New Business: Item One:

Mr. Arthur Lavoie, U01 Lot 2, Canton Lake has inquiries about non-conforming properties with concerns of an old boat ramp between the lot to be sold and the lot to purchased.

Discussion: Mr. Lavoie is selling a family owned camp / lot to obtain the funds to purchase a camp next to the said property. There is a twenty foot stretch of property between the lots that has been used as a boat launch for many years. Mr. Lavoie provided a "Preliminary" map showing the area with both lots and surrounding properties. The boat launch is part of the original lot (to be sold), Mr. Lavoie would like to make the twenty foot boat launch land part of the lot to be purchased. He would like to continue using the launch. He is willing to exchange the twenty foot stretch with the same amount on the top part of the property, so the land amount would remain the same for both lots.

Questions raised: Would a variance be needed? Is this a planning board issue at all? Turning a non-conforming lot into a less conforming lot?

Out Come: The planning board will research the issue for it's own continued learning and understanding of non-conforming lots in the shore land zone and if the board has any jurisdiction on transferring properties and changing property lines. The board advised Mr. Lavoie to talk to an attorney. Board member, Deb Harris, will contact Colin Clark for clarification as well as a real-estate attorney.

Item Two: Review of the town annual report from the Planning Board.

The letter has been approved by the board with a change in the language, end of the fourth paragraph; as any changes would be "proposed" and go through the town selectmen to be put on the warrant for town meeting.

Item Three: Questioning if the Planning Board has to meet every month. A meeting was cancelled and not re-scheduled due to bad weather and no business. Refer to Article Three, B, in the Planning Board Ordinance.

Outcome: Table to discuss further for the next meeting, May 4, 2015

Meeting Adjourned: 7:48pm

Agenda for May 4th Meeting:

Article Three, B, in the Planning Board Ordinance, meeting monthly.