

Hartford Planning Board Meeting Minutes: July 6, 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), John Stankiewicz, Russell Pratt (Representing, Michael Duguay), Kent Mitchell, Jerry Hutchinson (Representing William Atwater)

Meeting Convened: 7:00pm

Meeting Minutes of June 1, 2015 approved by all voting members.

New Business

Item One:

John Stankiewicz, U11 Lot10, West Cove Rd. Place a 14 x 22 storage shed on back lot of property.

Discussion: Lot is two parcels, one on the lake and the other on the back lot across a camp road. No trees are to be cut and the shed is pre-fabricated so no construction on site and will be placed on a gravel bead. Currently no vegetation at the location for the shed, only dirt. Deb Harris questioning the septic system and leach field. Mr. Kennedy stated that he has seen the property and assures the board that the land is flat in regards to any concern of erosion.

Out Come: Applicant will revise set back measurements and name of the camp road on the application (e-mailing revised copy to Deb Harris) Board members will do a site visit and asked the applicant to stake out the septic area. Table until next meeting.

Item Two:

Michael Duguay, (U05-020 50 Garden Dr.), represented by Russell Pratt and Excavation Company Representative (Matt Dion). Moving existing camp back (away from the lake) 50 feet onto a foundation. Ron Castongue will be jacking up the house and moving it back onto the foundation.

Discussion: Lot is non-conforming at under 3 acres and has 2 buildings one of which is a shed that could be removed. Septic tank and pump to be moved which will improve pitch, where the camp and a rental camp share the same septic. Applicant would like to maintain the same set back from a stone wall to leave old growth (oak) trees in place. There are concerns about the integrity of the septic system as well as the camp being moved to higher elevation exceeding the 3 foot allowed increase of a foundation. (See Section 12, c3 of Further Limitations of the Shore Land Ordinance) Mr. Harvey brings up the question of a 30 percent increase while Mr. Driscoll sights information concerning the drip line as a measurement from the last MMA meeting.

Outcome: Planning Board members will do a sight visit and will require footage of exposed foundation walls. Tabled until next meeting.

Item Three:

Kent Mitchell, U8-2-5, 41 Jones Rd., Construction of a 12' x 16' Shed onto a pad with removal of 6 small trees and 3 large trees.

Discussion: The shed will be located on the back side of the property across Jones Rd., the right of way for the other camps. The property owner owns the original drive way into his property and created an easement for the other camps. Set back is 155' from the high water mark. Jim Driscoll reminds the owner to be aware of erosion control where the property owner stated the land is flat and there should be no chance of any run off. Trees to be removed are outside of the buffer zone and have been damaged from the ice storm. Mr. Kennedy suggested Mr. Mitchell get a tree removal permit and Mr. Kennedy will do an inspection. There was brief discussion about the original tool shed on the property having a toilet in it. The owner does not know where the waste water goes but assures the Board it does not go into the lake.

Outcome: Motion made to accept the application. All in favor. Deb Harris filled out the Permit and Facts of Findings form, signed by board members. (SLZ-200 15/07/01)

Item Four:

William Atwater, U4-4, 34 Waters Edge, Represented by Jerry Hutchinson. Raise Camp and put a foundation in not elevating the camp more than 3 feet.

Discussion: Questioning verification of the elevation. Mr. Harvey suggested putting a condition into the permit stating the elevation stays within the 3 foot allowed to raise a structure. One tree to be removed from front of the camp and smaller trees removed so machinery can get into the lot. No tree permit required as this will be part of the overall construction. Board suggests replacing the removed trees with trees, shrubs and or high bush blue berries. The camp stairs as designed might decrease distance to the lake so the builder will set the stairs so they stay within the allotted set back from the lake.

Outcome: No site visit required. Motion to approve the application with inclusion of the tree replacement. Board approved and signed Permit with Facts of Findings form.

Meeting Adjourned: 9:10pm

Agenda for August Meeting:

Application / Site Visit: John Stankiewicz

Application / Site Visit: Russell Pratt (Representing, Michael Duguay)

Michael & Lisa Hillcoat, After the Fact Application

Re-write the application form with a required inclusion of an up dated deed to be part of the application.

Board requires from the town office their own copy of maps (tax map) of the town.

Town Office should not scan applications as images, should be in PDF form.

Continued discussion and clarification regarding the 3 foot elevation Section 12, c3 of Further Limitations of the Shore Land Ordinance. Mr. Driscoll will contact MMA for clarity.

Creating a running list of Ordinance clarity issues: Tree removal, Structures moved vs installing foundation with structure remaining in place & volume / drip line square footage.