

Hartford Planning Board Meeting Minutes: August 3, 2015

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

Attending: Bill Kennedy (Town CEO), John Stankiewicz, Russell Pratt, Matt Dion & Ron Castongue (Representing, Michael Duguay)

Meeting Convened: 7:00pm

Meeting Minutes of July 6, 2015 approved by all voting members, with correction of spelling and inclusion of correct tax map information.

Old Business

Item One:

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

Discussion: Morrill Nason's site visit report created a need for the planning board to have a more concise methodology of conducting and reporting the site visits. Overall, set backs are within compliance and the removal of two dying trees will be done with the replanting of saplings as replacements. A brief discussion and concern raised by Mr. Harvey on variances (Board of Appeals) in regards to the moving of the shed.

Out Come: Mr. Kennedy stated that the property owner is within all set backs and the shed on the property is not on a foundation or slab, so will not impact the septic or leach field. Permit approved by all voting members of the board.

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: Site report from Morrill Nason, first makes mention of an abutter not being listed. Arthur Harvey brings up a point of having an issue with the way the ordinance is written in regard to set backs. A complication of 15 feet from the property line with moving of the home is in compliance as far as distance from the lake. The board does realize as the property tapers back that staying within the variances allowed is difficult. Questions also raised: measurements of property going to the edge of the road or center of the road, any expansion on the home would be back 100 feet from the lake and would not be considered in the 30% allowed expansion for a non-conforming structure.

Outcome: Mr. Driscoll sums it up: gaining footage away from the property line, gain back from the water set back, still making the set back for the septic, moving the septic tank. Mr. Driscoll asked that Mr. Russell change measurements on the permit and initial for the record. Mr. Kennedy stated a permit to move the septic will be needed. Mr. Dion will contact the plumbing inspector. The abutters have been notified. Mr. Driscoll brings the permit to a vote based on all information with inclusion of a document showing all set back measurements and initialed by Mr. Dion. Voting members approved the permit with Mr. Harvey abstaining.

New Business

Item One:

Mike and Lisa Hillcoat, U6-Lot115, 36 Garden Dr. After the Fact application

Discussion: Property owners have made changes to the property without notification or applying for permits. Changes have been made to the parking area, a new storage shed, added elements to other buildings, possible changes creating a bunk house and plumbing issues in regards to adding an outdoor shower.

Outcome: Jim and Deb will do a site visit with Bill Kennedy.

Planning Board Business

1. Mr. Driscoll will pick up a copy of Lewiston's permit application for comparison to ours. The town of Hartford's current permit application may need to be updated.
2. Creation of a basic form to used while on site visits a long with the need for written site visit reports.

Meeting Adjourned: 8:34pm

Agenda for August Meeting:

Site Visit Report: Michael & Lisa Hillcoat, After the Fact Application

Matt Elliot, Representing Camp Wekeela, Concerns with expansion of the camp dining room.

Above items under Planning Board Business as well as the following on going concerns.

- 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.