

## **Hartford Planning Board**

### **Meeting Minutes: September 8, 2014**

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

Attending: CEO Bill Kennedy

Hearing Convened: 7:01pm

### **Meeting Minutes of August 4, 2014 approved.**

\* Note: meeting minutes reflect order of old and new business from August Meeting. Item discussion is out of order from the written record of the meeting. Time stamps from the digital recording are included at key points.

#### **Old Business:**

**Item One:** Randal Bragg - Lot 35 of Pine Shores Development (Bear Pond) - Consideration of re-locating the beach parking for Pine Shore residence from the current location just off the cul-de-sac to a secured area.

**Discussion:** Report of site visit conducted by Jim Driscoll, Deb Harris & Bill Kennedy concerning the relocation of the Pine Shore residence beach parking lot. A proposed plan is being put together by Randall Bragg outlining the dimensions of the parking lot as well as depicting how the parking lot will accommodate 20 parking places. The majority of the proposed parking lot is out of shore land zoning however a small percentage of the lot will fall within the 250' of the shore land zone.

**Outcome:** Tabled until the completed plan is presented to the planning board. Time Stamp: 33:50

**Item Two:** Jon Kretzer, 94 McSherry Lane, M-U7 Lot 19, New construction of home and septic system with removal of pre-existing cabin.

**Discussion:** Site visit, done by Laurie Babineau and Morrill Nason. Only Ms. Babineau reporting that the proposed septic and new home site are more than 100 feet back from the high water mark.

**Outcome:** Planning board members (all in favor) approved issuing a permit. Morrill Nason was not instated as a voting member, did not vote. Permit and Findings of fact completed and signed by board members.

**Item Three:** Out come and Discussion: Item One of New Business 8/4/2014

New Home Construction, Thomas Ryan, U-14 Lot 12, 130 Lake View Drive, Lake Anasaguncook (Canton Lake).

**Discussion:** Site visit conducted by Board Members Deb Harris and Jim Driscoll with CEO Bill Kennedy in regards to tree removal. All feel that it would be in the best interest of the property owner to remove 11-12 trees due to safety concerns. Mr. Nason opposes the number of trees to be removed and refers to the shore land zoning ordinance. Clarity on tree removal with in tree harvesting ordinance vs clearing vegetation for development (Pg. 27 Section P) Time Stamp:16:48 Mr. Nason questioning the site visit committee on their knowledge experience and would like to do another site visit with a state forester.

**Outcome:** Mr. Driscoll closes the discussion based on the disagreement going back and forth. A motion to vote is enacted. Board members approved the application and re-issue the permit along with the findings of fact. Time Stamp: 27:70 Mr. Nason is not voting member at this time yet his opposition is noted.

**Other Business:**

The secretary has been approved by the Selectmen to be instated as a town employee in order to re-organize the Planning Board files/archives in order to receive compensation.

Discussion on if the chair required to instate an alternate as a voting member during this meeting. Under the Bylaws 2.4 Other Board Members 2.4.1 *An alternate member may attend all meetings and participate in the proceedings but may only vote when designated by the Chairperson to temporarily replace a full member who is absent, or otherwise unable to vote as determined by the chairperson.*

Discussion on follow up visits conducted by the CEO. Concern that a possible violation may have (yet not verified) occurred on a permit issued, new construction for a garage, noted to have no living space within the structure. The CEO, Mr. Kennedy does do an inspection at completion of construction. Unless there is a complaint the matter can not legally be investigated. Jim Driscoll will consult with the MMA on this matter and the statute of limitations on violations.

**New Business:** Mr. Kennedy requesting of the board compensation for photographing the lake front properties on Bear Pond, Little Bear Pond and Lake Anasaguncook.

**Discussion:** Mr. Kennedy lowering his fee to \$400. Also that last years photos were given to Judy Hamilton to keep with the data base. Concern by the board how often we refer to the images if at all and where are they kept. Mr. Kennedy stated that they were used a couple years back and he is requesting to look back at photos for a current concern. Also discussed was the best way to keep the images so we can access them without the use of the town office lap top.

**Outcome:**

Mr. Kennedy will check with the selectmen on funds available to pay for the lake front photos. Mr. Kennedy requesting images of property: U1 - Lot 19, from 2011 & 2012. Deb Harris will follow up. Suggested we keep on thumb drives accessible from the planning board files.

**Meeting Adjourned:** 8:58