

**Hartford Planning Board  
Meeting Minutes: March 7, 2016**

Present: Jim Driscoll (Chair), Deb Harris (Vice Chair) Laurie Babineau (Secretary),  
Peggy Matthews (Member), Morrill Nason (Alt)  
Attending: Bill Kennedy (Town CEO), Jeremy Johnson (Excavator), Joan Ben  
(Resident), Mark Morris (Contractor - Representing Wei-Li & Karen Chong)

Meeting Convened: 7:02pm

Meeting Minutes of February, 2016 approved by all voting members.

**New Business**

**Item One:** Application submitted by Joan M. Ben, R2 17.4, Nezinscott River  
Build a 24' x 24' structure with foundation and a 16' x 20' garage. All structures including  
over hang and drip edges not to exceed 1,500 sq ft.

**Discussion:** A site visit has already been conducted with Jim Driscoll, Morrill Nason &  
town CEO Bill Kennedy. Findings of the site visit: All set backs are met. A stream  
within the 75 feet allowance has been determined to be a run off stream. Question raised  
about the tax map designating the area as being resource protected.

**Outcome:** Application approved by voting members Jim Driscoll, Deb Harris, Laurie  
Babineau, Peggy Matthews and Morrill Nason.

(\* 03/03 issues with the digital recorder. Part of the meeting missing.)

**Item Two:** Mark Morris (Contractor - Representing Wei-Li & Karen Chong) U6 - L6  
20 South Blueberry Road, Hartford, Maine  
Addition of two 36' dormers to an existing building (garage) converting it into a year  
round residence.

**Discussion:** As only one primary residence is allowed on the property of 1.23 acres, the  
small cottage currently in place would be changed into a bunk house and another smaller  
structure would be changed into an office. The lot is split by a private road bringing up  
the question: is it considered one or two lots? Deb Harris points out that the board has  
dealt with a similar issue in the past and it should not have any bearing on the boards  
decision as the deed and taxes consider it one lot. Mr. Driscoll has a concern about the  
amount impervious surfaces as the property has a great deal of hot top and gravel areas.  
The changes in buildings uses and construction would not alter the foot print of any  
structure.

**Outcome:** A site visit will be done by Laurie Babineau, Jim Driscoll, Bill Kennedy with  
Mark Morris on March 23, 2016 at 5pm. Clarity on the lot division by a "Right of Way"  
road. Only one residential building per lot, so the kitchen in one of the cottages will have  
to be removed.

**Meeting Adjourned:** 7:43pm