

## **Hartford Planning Board**

### **Meeting Minutes: August 4, 2014**

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

Attending: Tom Ryan (Applicant) & Lee Holman (Selectman )

Hearing Convened: 7:03pm

Meeting Minutes of July 7, 2014 approved.

#### **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:** According to the MMA if it is over 250' from the shore it would not concern the Planning Board. Suggested the Pine Shores Association put together a plan and submit it to the town CEO, Bill Kennedy.

**Outcome:** The CEO will double check the measurements and if it falls within 250' of the shore, the matter will be brought back to the Planning Board.

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

**New Submission:** Subsurface Wastewater Disposal System, Job No. 14-055, George Bouchles, State of Maine Site Evaluator, License #338

**Discussion:** Septic plan reads Lot 17 not 19 with misspelling of the applicants last name. Concern with disposal field being back 100'

Lee Holman brings to the board attention: the matter of time to do a site visit and continued discussion at the next meeting, one month when applicants need to start construction due to seasons changing and desired completion of project. Also the issue of doing a site visit as board members are not qualified in matters of surveying vs professional opinions presented in paper work and applications.

**Outcome:** Planning board members to do a site visit to insure all set backs are the proper distance. Clarity found that the tax map number is 19 and the development's reference number to the site is 17.

Table until Septembers meeting requiring outcome of site visit and proper documentation of building plans concerning the amount of material needed to be removed.

Digital recording Time Stamp: 44:49

#### **New Business: Item One:**

New Home Construction, Thomas Ryan, U-14 Lot 12, 130 Lake View Drive, Lake Anasaguncook (Canton Lake). Property purchased 8/11/1995. Original application for new home construction approved March 2, 1998 where as the septic and well were put into place yet home was not built. Mr. Ryan has submitted all paper work to re-apply for the home construction with documentation of original permits for septic and water supply.

**Discussion:** Applicant aware of needed silt fence and documentation of the erosion control number. Mr. Ryan insured that the drip line and stairs of the porch facing the lake is back 105'. Board members concerned that the high watermark may have changed since the new damn was built. Trees to be removed within the shore land zone. Mr. Ryan stated that he has been planting trees on the property since he purchased it. Up to thirteen trees are needed to be removed for the new construction.

Lee Holman and Morrill Nason expressed concern for so many trees to be removed in regards to wind. A site visit will be done by board members and requesting that the town CEO be present to answer any questions.

Digital Recording Time Signature 1:25:33

**Outcome:** Board members approved the application contingent on verification of high water mark and tree removal compliance. All in favor with exception of Arthur Harvey (Abstained) and stated for the record that the lot size is in violation under the town's ordinance of 3 acres. However the lot sizes pertain to the sub-division lot requirements. Two abutters to be notified of the new construction. Names and addresses supplied by the applicant.

**New Business:** Item 2 Recording Time Signature: 1:39:42

Lee Holman (Selectman Representative) to discuss the ability of the town to pay the Planning Boards Secretary to clean and organize the Planning Board's archived and current files as well as maps and all Planning Board documents.

**Outcome:** For the secretary to become an employee of the town. The secretary will follow up on this matter with the selectmen and town clerk.

**Other Business:** Discussion based on topic coming up throughout the meeting. Morrill Nason suggests the CEO be required to do a follow up evaluation one year after to ensure changes are still within compliance. Board members concerned and feel a follow up should be done with all shore land zone construction and/or tree removal.

Recording Time Stamp 31:48 refers to the Planning Board's approval of a garage on November 4, 2013, Gary McFarland, U6-Lot 9, 10 S. Blueberry Dr., Bear Pond. It is possible yet not confirmed, that the applicants may have put in plumbing and made an apartment above the garage, which was not approved by the Board and against the Shore Land Zoning Ordinance requirements.

Outcome: Board will table until next meeting to plan best course of action.

**Agenda:** Discuss any information obtained concerning Item 2 of old business and outcome of Item 1 & 2 of new business as well as "Other" business. Verify if the lot sizes for Pine Shores development are grand fathered or deemed build-able in regards to the town ordinance of the 3 acre lot requirement.

**Meeting Adjourned:** 8:35