

## **Hartford Planning Board Meeting Minutes: September 14, 2015**

Present: Jim Driscoll (Chair), Laurie Babineau (Secretary), Morrill Nason (Alternate)  
Attending: Kathy Martin (Resident), Bill Kennedy (Town CEO), Matt Elliott (Representing Camp Weekela)

Meeting Convened: 7:02pm

Morrill Nason appointed as a voting member in order to meet the required quorum.

Meeting Minutes of August 3, 2015 approved by all voting members.

### **New Business**

#### **Item One:**

Camp Weekela, Map R-5, U-10, Rt. 219, Little Bear Pond, Represented by Matt Elliot

**Discussion:** Camp Weekela has come to us with inquiry only at this time. Two options are being presented in regards to the dinning hall. Currently the dinning hall is a non-conforming structure as it is within 100' of the waters edge. The structure has already expanded the allowable 30 percent. The building it's self is in poor condition and although it is historical, expansion and up grades are needed. It would be in the camp's best interest to tear the structure down and re-build.

**Option One:** Re-Build with part of the structure remaining non-conforming within 100' of the lake.

**Option Two:** Re-Build back behind the 100' set back, with part of the structure built into the ground with the access road in front of the structure within the 100' set back.

**Concerns:** The current location of the septic system and leach field (Mr. Kennedy stated that even though there will be no increase of campers the current condition of the septic may need updating), maintaining handicap access, delivery trucks, removal of trees and Kathy Martin brings up the issue of erosion and run off from the access road.

**Out Come:** Planning board turns down option one and would like more information on option two. Erosion control is already needed in front of the current structure. Beach sand brought in is making it's way into the lake. A beautification plan for in between the structure with access road and the lake that will control erosion is strongly recommended. Complete septic documentation is needed. Kathy Martin suggests the camp involve an Environmental Consultant. Mr. Elliot will return with necessary information for the November planning board meeting.

### **Old Busniess**

#### **Item One:**

Mike and Lisa Hillcoat, U5-Lot15, 36 Garden Dr. After the Fact application

**Discussion:** Site Visit done by Jim Driscoll, Deb Harris and CEO Bill Kennedy. Jim supplied a site visit report with photos that clearly show new plumbing in the garage / bunk house and an outside shower which is draining into the ground and is located 61' from the lake.. The new shed is 33' from the high water mark and 7' from the property line which is a violation. Inside the shed is a plywood floor with motors leaking gas and possibly oil. The plumbing inside the garage is unclear if it is going to the septic system. See Attached Site Visit Report.

**Outcome:** A certified letter will be sent to the property owners with the following stipulations: Shed must be moved back behind the 100' set back within 60 days. Removal of the plumbing in regards to the outside shower within 90 days. The issue with the plumbing and increase number of people using the septic in regards to the bunk house will either need to be removed or proven to be up to code with proper permits, septic system evaluation and presented to the planning board in regards to "Change of Use"

**Item Two:** Mr. Driscoll has been told by residents on Garden Dr., complaints of a property owner with lawn mowers, motors and junk all over his property. (Time stamp 45:41 of recording)

**Discussion:** The board can not do anything in regards to neighbors complaining. If the owner is doing small engine repair and / or re-sale, then the items may not be considered to be "Junk". How ever the board is concerned with any oils or gases seeping into the ground and finding it's way into the lake.

**Outcome:** Suggest the Bear Pond Lake Association be notified.

**Meeting Adjourned:** 8:12pm

**Agenda for September Meeting:** No new items at this time. Follow up on letter sent pertaining to Old Business Item One.

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.