

Hartford Planning Board, Hartford Town Hall

Meeting Minutes: October 4, 2021

Present: Mike Dubois, chair; Margaret Matthews, secretary; Nick Tiff, member; Robin Farrar, member; Theresa Bennett, member; Scoot Mills, CEO.

Attending: Mike Craig, John and Dave Barber.

Meeting Convened: 7:05 pm.

Meeting minutes of 9/7/21 approved as corrected.

Old Business

Item One:

Michael Cooper, Tax Map U11, L-8, 117 West Cove Way. Filed 8/14/21 for permission to cut 15 trees that are damaged, dying, leaning over abutter's building in an area 200 ft back from the high water mark.

Discussion:

CEO Scott Mills gave Mr. Cooper permission to cut one tree at the lakeside that was clearly dead but denied permission to cut the large area in his Planning Board Application. A site visit was made by Nick Tiff and Mike Dubois. It is their opinion, due to the nature of the grandfathered concrete drainage conduit adjacent to the area of trees proposed to be cut which could clearly wash soil directly into the lake, plus the fact that the nearby area is also devoid of significant tree growth, that the potential for damage to lake quality is too risky to approve the application. Robin Farrar also looked at the site at another time and thought it look like the application could be approved. Margaret referenced applicable portions of the Shoreland Ordinance that since this is over 100 ft setback from high water mark, he is allowed to cut up to 25% of the trees to a clearing of up to 10,000 sq ft or about 100 x 100 ft, however under the Purposes of the Ordinance, potential lake damage would suggest cause for denial.

Outcome:

Application denied, voted for Robin Farrar and Theresa Bennett; against Mike Dubois, Nick Tiff, Margaret Matthews.

Item Two:

Updates on other business. Camp Weekela neglected to provide copies of all their prior permits when their recent application was approved at the prior meeting. Of concern is the dining hall application that was discussed extensively in 2015-2016 with no formal application ever submitted. It subsequently appeared dated 10/31/19 in for format previously discussed as not permissible due to being too close to the water but it was never brought before the Board. This was during the time the former CEO, William Kennedy resigned. Mike Dubois states the Camp did build a new dining hall and is much removed from the water, thus likely not needing Planning Board approval.

MMA Zoom seminar was attended by Theresa Bennett, Nick Tift and Margaret Matthews. Freedom of Access Training Certification was submitted by Margaret Matthews and Theresa Bennett. Robin Farrar was given packet to read for her certification.

General Planning Board procedures were discussed. Numbering of permits to be as follows: year in 4 digits, month in 2 digits, date of meeting in two digits then number of permit issued at that meeting. A binder will be provided with procedure details and copies of various current documents as a record of the Board's manner of acting to be passed forward to future secretaries and members. Instructions for permit applications to be amended to request copy of current deed.

New Business:

Item One:

Michael Cray, Tax Map U14, L-014, 140 Lake View Drive. Filed 9/8/21 for permission to construct a 32 x 40 ft detached garage.

Discussion:

Rough calculation of impermeable surface area of 1.76 acre lot by known size of current and proposed buildings with driveway estimates clearly keeps it under the 20% limit. Setbacks are sufficient and building will be over 100 ft from the high water mark.

Outcome:

Unanimous approval for Permit #1004221-1.

Item Two:

John and Dave Barber. Tax Map U12, L-6. 47 West Cove Rd. Filed ?, not noted was paid. For permission to add 166 sq ft to west of existing camp building.

Discussion:

The original camp has not previously been added to thus is allowed up to a 30% expansion. The proposed addition expands about 17%, impermeable surface with the expansion is under the 20% maximum.

Outcome:

Unanimously approved permit # 20211004-02.

Meeting Adjourned: 8:35 pm.