

**Town of Hartford
Planning Board Meeting
Approved Minutes
November 3, 2025**

Members Present: Margaret Matthews, Dan Larochelle, Lennie Eichman and Don Perrone

Attending: CEO Jared Johnson, Riley Frechette, and Ronald and Laurie Deane

The Meeting convened at 7:05 PM and the minutes for the October meeting were read and accepted.

It was noted that one member of the board was absent for a third consecutive meeting and the Chair will seek guidance from the Select Board.

CEO Report: The CEO advised that he had one new building permit, one septic permit and a plumbing permit. He reports details via e-mail to the town and the planning board will arrange to be copied in on it.

Shoreland Zoning Application of Ronald E. Deane JR and Laurie L Deane Tax Map U-11 Lot 01 91 West Cove Dr. The application is for an addition to square off the camp; add a pitched roof to facilitate snow removal; to add a deck and remove ramps. The applicants also wish to relocate a shed to a spot past the 100 foot highwater line. The ordinance limits post 1989 additions to 30% of the structure. Pursuant to a 1991 permit application by a previous owner, a 150 foot addition was added.

The application raised several questions:

- Because the property is within 75 feet from the highwater line, the maximum height under the ordinance is 20 feet. The planned pitched roof would be 35 feet. Because the camp is on a slope, the question arose as to where on the slope the height of the structure is to be measured.
- A picnic table was removed some years past which might be past the time limit to qualify as a reduction of the structure for the purpose of calculating the 30%.

The board sent a query to MMA for guidance on those two questions. To assist with two matters listed below, Planning Board Chair Dan Larochelle will perform a site visit on November 15 and the board will take up the application again at the December meeting.

- To what extent did the 1991 addition exhaust that allowable 30%
- How much will the planned removal of the shed and the ramps effect the 30% calculation. The ramps were added by a previous owner and it is unclear whether that was done prior or subsequent to 1989, which further complicates the matter.

Meeting Times: The board voted to change the meeting time from 7:00 PM to 6:30 PM going forward. The secretary will notify the Town Clerk for publication of the change.

The meeting adjourned at 9:15 PM