

**Town Of Hartford  
Planning Board Minutes for December 1, 2025**

**Members Present:** Margaret Matthews, David Bowen, Dan Larochelle and Don Perrone

**Attending:** Ronald and Laurie Deane

**The Meeting Convened at 6:30 PM and the minutes for the November meeting were read and accepted.**

**CEO Report:** The board expressed the desirability of including in the report, the names and location of permits issued.

**Shoreland Zoning Application of Ronald and Laurie Deane: Tax Map U-11, Lot 01 at 91 West Cove Dr.** At the November meeting, the board tabled this application because of the need to query MMA on two questions and for a site visit. MMA advised that the height of a structure is measured from the lowest point of the building and that the removal of the picnic table cannot be considered because it occurred more than 18 months ago.

The site visit, originally scheduled for the 15th, was rescheduled to the 22nd because of weather. Dan Larochelle viewed the property and made extensive measurements as per his site visit report. He found no evidence that the ramps and deck in question were added after 1989. After review of the revised permit plan and the site visit measurements, the board concluded that, considering the sq footage of the structures to be removed, the planned additions were within the allowable 30%. Accordingly, the board voted to issue **Permit Number 2025 12 01 01** with three restrictions:

- **Height of a structure** - the vertical distance between the mean original (prior to construction) grade at the downhill side of the structure and the highest point of the structure, excluding chimneys, steeples, antennas, and similar appurtenances that have no floor area.
- that the ramps and deck be removed as specified by the plan;
- and that the additions comply with the sq footage limitations specified in the revised plan.

**Shoreland Zoning Application of Wesley Barry: Tax Map U-14 Lot 010 at 124 Lake View Drive** This is an "after the fact" permit application seeking belated approval for a walk and stairs to the shoreline that was constructed in 2023. The board reviewed the application and voted to deny it because the Shoreland Zoning Ordinance prohibits new construction within 100 feet of the shoreline.

**The meeting adjourned at 9:00 PM**

