

Town of Hartford  
Planning Board Meeting  
Approved Minutes  
February 5, 2024

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

Attending: CEO Scott Mills, Don Webster and Paul Clark

The meeting convened at 7:00 PM. The minutes were read and approved.

CEO Report: The chair discussed the CEO Report.

Request by Mr. Don Webster: Mr. Webster appeared before the board regarding an issue with a property that he desires to sell. He acquired the property in 2009 from a seller who had sold several lots to multiple buyers around the same time, however the seller appears not to have obtained the required subdivision permit for those sales. The town did not notice the omission and the lack of that required permit went undiscovered in the several title searches performed on the property in the interim years. Now, Mr. Webster is attempting to sell the property and the most recent title search performed on behalf of the buyer's bank discovered the issue. To clear the title and allow the sale to go forward, Don Webster requests that the board provide him with a letter stating that the town would not pursue the issue of the omitted subdivision permit.

The board voted to provide Mr. Webster such a letter if the board can determine that it is proper for it to do so. Board Member Lennie Eichman will seek the advice of the Maine Municipal Association on the matter and report back to the board.

PL 2021 LD 2003: The board continued its discussion of the necessary revisions to the zoning ordinances particularly with regard to the provisions for accessory dwelling units and for designated growth areas.

- The board voted to recommend the town ordinance set a maximum of 900 square feet for accessory dwelling units.
- The town's comprehensive plan identifies several designated growth areas and LD 2003 mandates changes in the zoning for those areas. Because the town will need to provide notice of the proposed zoning changes to the property owners affected, the board will work on identifying those properties.

The meeting adjourned at 8:55