

**Town of Hartford
Planning Board Meeting
Approved Minutes
August 4, 2025**

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

Attending: David Legolahec, David Bowen, Selectboard Members Aaron Harvey and Cathy Lowe, and CEO Jared Johnson

The meeting convened at 7:10 PM and the minutes for the July meeting were read and accepted.

Elections: Subsequent to the July meeting, the board was advised that one member's votes were invalid because he had not yet been sworn in after reappointment. That left the July elections and other votes deadlocked at 2-2. MMA advised the Selectboard that the PB had the option to break the deadlock by voting to ratify the previous meeting's votes now that the member had been sworn in. Such a motion was made and carried so that the 7/7 officer elections were ratified.

CEO Report: The CEO gave a verbal report.

Shoreland Zoning Application of Roger Williams, Mat U5 Lot 18: At the July meeting, the board had tabled the application for consideration at the August meeting. The board decided to deny the application because the proposed brick patio would be a prohibited expansion towards the water and the arbor would not be reasonably portable.

David Bowen Application for the Clover Ridge Subdivision Map R12 Lot 019-001: At the July meeting, the board had accepted the preliminary application and the chair subsequently provided Mr. Bowen the requisite written notice. The board also discussed a waiver for the Stormwater Management Plan required in the final application.

Subsequent to the July meeting, the board received advice that it could waive the stormwater plan if the applicant provided an acceptable alternate plan. As discussed previously, from the site visit, it appeared that the terrain provided adequate protection against stormwater and phosphorus runoff issues. Board member David Theriault reviewed the site and provided photos supporting that conclusion. The chair also sought guidance from Jeff Dennis at the EPA who advised that the site was an "ideal situation" and suggested that the driveways for each lot be placed in such a manner that would mitigate water runoff and also recommended 50 foot tree buffers.

The board advised Mr. Bowen to submit an alternate plan in accordance with the above recommendations for consideration at the September meeting.

Shoreland Zoning Application of Peter Blais-Trustee Mary Marston Supplemental Needs Trust Map U13 Lot 03: This is an application to repair a driveway, put additional stone around the foundation and to repair the lawn. The description on the application and the included photographs did not provide sufficient detail for the board to make a determination. Because the applicant was not present, the board tabled the application so that the chair could call him for additional information.

The meeting adjourned at 9:15 PM