Town of Hartford
Planning Board Minutes
March 2, 2026

Present:

Planning Board Members: Dan Larochelle, Ken Violette, Dave Bowen, Margaret Matthews, and Don Perrone

Board of Appeals Members: Leslie Boress, Margot Dudley, Tom Rodriguez, Anthony Pirrucullo and Christine Mumau

Attending: Wesley Barry, Judy and Tom Hamilton, Rilye Frechette, CEO Jared Johnson, and Doreen Jackson

The meeting convened at 6:30 PM. The Chair determined that a quorum was present and the minutes were read and accepted with changes.

CEO Report: The CEO advised that there have been two building permits and one plumbing permit in the past month.

New Applications: The Chair advised that one application had been received although it came too late to schedule for this meeting. It will be added to the agenda for the next meeting.

Joint Planning Board and Board of Appeals review of the denial of the application of Wesley Barry Tax Map U-14 Lot 010 at 124 Lake View Drive. The planning board previously reviewed and denied this after the fact application to build a walk and stairway and Mr. Barry appealed that decision. The appeals board raised questions regarding the planning board's procedures for notification to applicants, the board's fact finding procedures as well as how the board determined its jurisdiction over this application.

After discussion, it became apparent that Section 15 (B) (6) of the Shoreland Zoning Ordinance applies, which vests jurisdiction over "stairways and similar structures" with the Code Enforcement Officer, rather than with the planning board, Accordingly, the board voted to rescind its denial of Mr. Barry's application and refer the issue to the CEO.

Planning Board Application Procedures: The board reviewed and modified its procedures for:

- How the board determines the completeness of an application.
- When complete, how the board notifies the applicant of the date of the meeting at which the board will review it.
- If not complete, how the board will request additional information.
- Notification to applicants of approval or denial
- To whom the board will send the original permit and copies.

Solar Projects: The board noted pending legislation regarding approval of solar projects and decided to postpone discussion of the issue.

Right of Way Dispute: Ms. Doreen Jackson is the agent for the sale of a town property. She indicated that a landowner has blocked access to a right of way to the lake, a matter outside the board's jurisdiction.

The meeting adjourned at 9:00 PM