

HARTFORD MAINE PLANNING BOARD MINUTES  
FOR FEB 11, 2026

Approved Minutes for the February 11<sup>th</sup> 2026 Planning Board Meeting

Present: Dan LaRochelle, Peggy Matthews, Dave Bowen, Ken Violet, Absent: Don Perrone

Attending: Chelsea Lipham, (applicant)

Meeting Convened: 6:28 pm

Chair acknowledged that the planning board has a required quorum present.

Chair apologized to Ms Chelsea Lipham for lack of communication to her and another planning Board Member ( Don Perrone) for cancelling last weeks Planning Board Meeting without them being properly notified. It was discussed that we the Planning Board need to vote in a Vice Chair tonight in case of a future emergent planning board meeting cancellation by the Chair.

CEO Report: None available, Planning Board Chair brought up discussion about having the Hartford's CEO work closer, possibly increase collaboration with our planning board and possibly have him attend our meetings in the near future.

New Applications: The Planning Board moved to discuss recent SLZ application of Chelsea Lipham, as she was present. Planning Board members all agreed the application falls under the Hartford's Planning Boards jurisdiction.

{Applicant Chelsea Lipham, Map U-12, Lot 21, Beachway, Hartford, Maine.}

The board reviewed Ms. Lipham's application to build/extend driveway to the interior lot. Planning Board committee members all had questions and conversations to discuss while reviewing applicants request. After questions/answer period, the Planning Board voted unanimously to approve permit with one condition as written, ( driveway not too exceed 12 feet wide ).

Pending Application: Jeffrey Richards, Map U08, 002, Lot 007, 58 Jones Drive, Hartford Maine. Application request was to tear down and replace his 10'x18' shed and replace with a new 12' x20' shed. Mr Dave Bowen had performed a site visit, but despite the site visit, planning board members agreed with planning board member Peggy Matthew that according to shore land ordinance 12-c-1B, the applicant could not expand his project, application was denied. Mr Bowen agreed to call the above applicant to explain reason for denial.

Planning Board Chair made comments that the Hartford's Planning Board goal is to work in a positive fashion with all of our Hartford community residents, reaching out to denied applications would increase an understanding of how our Hartford

Planning board is guided and how decisions are made. Chair appreciates Mr. Bowen reaching out to applicant Mr. Jeffrey Richards to explain the Planning Boards reasons for denying his application.

New Business:

Ken Violet nominates Dave Bowen as Vice Chair to the Hartford's Planning Board, motion was seconded, all favored, Mr. Dave Bowen was nominated to the Vice Chair position of the Hartford's Planning Board.

Ken Violet also made comments about the Hartford's Planning Board members, he suggested we are in need of alternate members, all current members agreed, planning board members will reach out to the Hartford residents to possibly recruit new members.

New Business:

Chair moved to discuss "Planning Board Application Procedure"

The Hartford Town Clerk provided our Planning Board with an outline to follow when an application is filled out. Planning Board members agreed to the new outline with the exception of changing a couple words, Chair will discuss with Hartford's Town clerk ( Lianne )

Chair discussed a letter that was written from the Appeals Board Chair thanking Erica from AVCOG for her recent informational session, we all agreed the thank you letter was nicely written and would be a nice gesture to show our appreciation as well.

Discussion with the Planning Board members about whether or not the original application permits should go to the applicant or should it stay at the town office records. Chair will discuss with Town Clerk.

Chair informed the Planning Board Committee members about a recent Appeal Board application and that we ( the Planning Board Members ) will need to attend an up coming meeting when ask by the Appeals Chair.

Chair advised the Planning Board will need to discuss a Solar Application form, the Planning Board members began a general discussion session about recent solar application form being proposed, all members agreed current proposed application form does not cover all aspects of a much needed solar application form, we the planning board members will table this discussion and discuss once again at our next meeting, we agreed the current proposed solar application form is too vague and needs to have greater details and specifics.

Meeting adjourned @ 8 : 38 pm      Respectfully Dan LaRochelle

