

Hartford Planning Board, Hartford Town Hall

Meeting Minutes: January 3, 2022

Present: Margaret Matthews, secretary; Robin Farrar, member; Theresa Bennett, member; Daniel Larochelle, member; Scott Mills, CEO and Lee Holman, Select Board.

Meeting Convened: 7:00 pm.

Meeting minutes of December 6, 21 meeting were approved.

Old Business

Election of a Chair was deferred until the Board is fully populated. Margaret Matthews, as Secretary, agreed to be interim or acting chair for the time being. She is in the process of drafting procedures and guidelines for the next Chair as gleaned from her years of experience on the Board. Robin Farrar would consider becoming Chair if such guidance was available.

The Town of Hartford has not yet officially accepted the Shoreland Zoning Ordinance changes as promulgated by the State in 2015. The Secretary noted there has also been a State update requiring “pre and post construction photos of shoreline vegetation and the developed site as part of the permitting process.” In addition, the fine for violation of vegetation replacement by State standards is \$100 per day. She had distributed by email (hard copy to Theresa Bennett) the first nine pages of a revised draft Ordinance for review. This will be discussed at the next meeting. It had been worked on by members of the Board in 2019 but did not pass a Town Meeting.

The Secretary also provided information that the Town of Hartford officially does not, as per the State of Maine website Dec 10, 2021 list, accept the Statewide Standards in Shoreland Areas for timber harvesting. It was voted by the Board to change that status to accepting the Statewide provisions, which will be included in the revised Shoreland Zoning Ordinance.

New Business

Budget requests for the Budget Committee are due February 1, 2022. A sum of \$0 dollars was requested for 2021. The Board voted to request \$300 to cover printing and supplies and conference attendance and other miscellaneous expenses.

The Secretary updated the Board on issues related to Shoreland Zoning gleaned from the Maine DEP website and Shoreland Zoning News found on that site concerning boathouses, and subsurface wastewater inspection upon transfer of property ownership.

Item One: John and Dave Barber, Tax Map U12-6, 47 West Cove, issued permit # 20211004-02. Letter received from Brady-Anne Winn, Interior Designer, on behalf of

Barbers requesting Planning Board approval to modify the approved plan to add replacing piers supporting the entire building, there is no other foundation, and replace them with taller piers.

Discussion:

The Shoreland Ordinance does not directly mention piers as a building foundation but in this case the piers serve as the foundation.

Outcome:

It was voted unanimously to approve to consider the piers under the same provisions as any other foundation. The piers may be replaced under the height restriction as per other foundations which is limited to adding three feet, with the provision that if a future enclosed foundation is constructed there not be any further elevation of the building. This was coded as 20211004-02 addendum and signed by all members of the Board. CEO Scott Mills will relay this information to the involved parties.

Meeting Adjourned: 8:19 pm.