

Town of Hartford
Planning Board Meeting
October 3, 2023

Present: Peggy Matthews, Larry Giroux, Dan Larochelle and Don Perrone

Attending: Mr. Ira Goodwin and Mr. Rick Dunton

The meeting convened at 7:00 PM

Goodwin Subdivision Application:

Mr. Goodwin advised that he had adjusted the lot lines for lot#5 to resolve the question regarding whether the lot would have sufficient acreage.

The Board determined that it needed to provide notification of the subdivision application to the Road Commissioner and the Fire Warden. Accordingly, the Board drafted the notifications and had them mailed. Dan Larochelle also will speak with the Commissioner and Fire Warden to see if they have any concerns in order to advise Mr. Goodwin if he need to address them at the November meeting. The Board voted to waive the requirement for a final plan contingent on there being no questions or concerns on the part of the Fire Warden or the Road Commissioner.

Notifications to the abutters had been sent out subsequent to the September meeting. Because the Board had received no objections or expressions of concern from the abutters, the Board voted not to require a public hearing on the subdivision application.

The Board decided to waive the requirement for an escrow account because it did not anticipate the need to hire any outside experts.

The Board discussed the Statutory Review Criteria in Article 1.2 of the Subdivision Ordinance. The water level is controlled by a dam alleviating questions of location on a flood plain. There were no concerns regarding soil erosion, soil quality or water supply. DOT granted a permit for site access.

The Board discussed the requirements of Article 1.2. (H) regarding the natural beauty of the area, historic sites and wildlife habitat. Restrictive covenants will require that buffer zones be maintained. The town's Comprehensive Plan did not list any historic sites in the Subdivision area nor is there any indication of any archeological value in the area.

New Business:

CEO Scott Mills referred a question from Mr. Ray Cardello regarding a proposed well on his property at 73 Beach Way. The Board decided that, because of the amount of soil removal for the pipeline to the house, a Shoreland Zoning Application would be required. The Secretary subsequently notified Mr. Cardello via e-mail.

The Meeting adjourned at 9:10 PM

