

Town of Hartford  
Planning Board Meeting  
November 6, 2023

Present: Margaret Matthews, Dan Larochelle and Don Perrone

Attending: Rick Dunton, Selectboard Member Lee Holman, CEO Scott Mills and Fire Warden Baxter Tardif.

Attending via Zoom: Ira Goodwin and Town Clerk Lianne Bedard.

The meeting convened at 7:00 PM and the minutes for the October meeting were read and approved.

The Chair read the CEO report without further discussion of the report.

#### Goodwin Subdivision Application

The Board reviewed the requirements for the subdivision preliminary plan item by item. The Board determined that most of the items had been addressed in previous meetings with additional discussion on several points:

- The external boundary markers for the subdivision are already in place and the internal markers will be placed subsequent to approval.
  - Sewage disposal will be addressed by individual septic systems.
  - The water supply will be wells on each lot.
  - The Board's site visit addressed the question of the essential physical features of the subdivision.
  - The level spreaders will be protected from tree cutting on each lot.
  - At the meeting, the applicant provided a letter from the Maine Department of Inland Fisheries & Wildlife stating that the department had not mapped any essential habitats that would be affected by the planned subdivision.
  - Because the planned subdivision would not be located over a sand and gravel aquifer, no hydrogeologic assessment would be required. Accordingly, the applicant need not apply for a waiver.
  - The board had estimated subdivision traffic at between 50 to 70 trips per day but the fact that the prospective homes likely would be seasonal, that estimate might be high.
- The Road Commissioner and the Fire Warden submitted letters regarding the application and Mr. Goodwin submitted written responses as well. The Board discussed those letters and responses:

#### Road Commissioner's issues and Mr. Goodwin's responses:

- Road Maintenance: The covenants require property owners to make monthly payments for road maintenance and Mr. Goodwin will serve as the commissioner who oversees maintenance.
- A T-Turnaround is located at the end of the street in accordance with the ordinance.

- Rocky Mountain Way will remain private and there will be no request to make it a town public way.
- The road was designed by an engineer, Mr. Dunton.
- Mr. Goodwin agreed to pave the road between the external street, Bear Pond Rd, and the right of way at least 20 feet onto the right of way as required by the ordinance.
- The town's trash pickup provider will not be required to drive down the subdivision road. Residents will bring their trash to the top of the road for trash pickup. The subdivision will not use a dumpster.
- Road Commissioner McNeil asked whether a public hearing was scheduled. At a previous meeting, the board decided a public hearing was not needed because the abutters were notified of the application and none of them raised concerns or questions. Fire Warden Baxter Tardif attended the meeting to discuss the concerns he listed in his letter and the Board reviewed them at length.

Warden Tardif primarily was concerned with emergency vehicle access to the subdivision during the winter. Mr. Goodwin advised that, at present, the the property owners in the subdivision likely will be seasonal residents and the road will not be plowed or sanded. Should any owners establish year-round residency, the road will be plowed and sanded as required by the covenants.

Mr. Goodwin agreed to expand the road easement to include the large cleared area near the Bear Pond Road access point to keep it open as a "Parking/Staging Area" for emergency vehicles.

Mr. Tardif expressed concern that the T-Turnaround would be difficult to navigate during the winter and recommended that it be larger. Mr. Goodwin stated that he would consider expanding it but pointed out that the turnaround complies with the ordinance requirements as it currently exists.

The Fire Warden recommend that a dry hydrant be installed into Little Bear Pond however Mr. Goodwin and Mr. Denton responded that it would require the construction of additional road very close to the pond for it to function. Such a road would pose environmental concerns. Warden Tardif indicated that his issues with the plan related to winter access which would limit the ability to truck in water because of icy conditions. Mr. Goodwin indicated that there are two dry hydrants in the general vicinity.

The Board agreed that Fire Warden Tardif's concerns were valid however, because the plan complied with the ordinance, the board could not impose additional requirements on the applicant. There was general agreement that the ordinance should be updated.

The Board proceeded to address the Final Plan Application and determined that the it had already addressed most of the points previously. The permit and approval requirements in Article1-7 (C) were not applicable. The applicant had received the Maine Department of Environmental Protection approval as a "Permit by Rule" after notifying the DEP and receiving no objection.

No U.S. Army Corp of Engineers permit is required because no navigable waters are involved.

To address the final inspection specified in 10.8 (B), when the construction has been completed Mr. Dunton agreed to provide a final engineer's report on his letterhead certifying compliance.

The Board voted to approve the application.

Other Business:

The Board postponed the question of the budget until the next meeting.

The meeting adjourned at 9:30 PM