

Town of Hartford  
Planning Board Meeting  
Approved Minutes  
September 11, 2023

Present: Peggy Matthews, Daniel Larochelle, Lawrence Giroux and Don Perrone

Attending: Mr. Ira Goodwin

The Meeting convened at 7:04 PM

CEO Report:

Building Permits 16 Last Year 21

Plumbing Permits 4 Last Year 16

Two complaints were addressed and closed.

Goodwin Subdivision Application:

The board received the subdivision application submitted by Abenaki Properties, LLC on behalf of the Ira and Jody Goodwin Trust for the proposed "Rocky Mountain Acres" subdivision, Lot 10 Maps U-10 and R-5. The application was submitted for preliminary review in preparation for consideration at the October, 2023 board meeting.

Mr. Goodwin attended in order to answer any questions the board had regarding that preliminary review.

On August 28, Board Members Peggy Matthews, Dan Larochelle and Larry Giroux performed a site visit to the location and provided a report on that visit.

Mr. Goodwin indicated that the lot sites were determined but not yet marked with monuments because some of the lot lines might need to change. In that regard, the board had a question as to proposed subdivision Lot 5. That lot is 3.26 acres including the easements for lake access and the driveway. If the land covered by the easements is not included, the lot acreage falls below the 3 acre minimum. The chair will seek guidance from The Maine Municipal Association as to whether land subject to the easements should be included for that purpose. Mr. Goodwin indicated that, if necessary, he would adjust the lot boundaries to bring Lot 5 into compliance.

The Board also had a question regarding the inclusion of Lot 8 in the subdivision. That lot is on map R-5 and is separated from the remaining subdivision. Mr. Goodwin explained that Lot 8 originally was a contiguous part of the property and only became separated as a result of "land swaps" with abutters to resolve access issues. While such land swaps are exempt from the "one

per 5 years lot sale limitation," Lot 8 remained part of the original property and, unless included in the subdivision, could not be sold for 5 years.

Using the subdivision application checklist, the Board determined that the application was complete and will be reviewed at the next board meeting.

The meeting adjourned at 8:25 PM