

Town of Hartford
2025-10-06 PLANNING BOARD APPROVED MINUTES

The Meeting was called to order at 7:05 PM

PRESENT: Dan Larochelle-chair, Peggy Matthews, and Lennie Eichman

ABSENT: Don Perrone (Lennie agreed to take notes in Don's absence),
and David Therriault

PRIOR MEETING MINUTES FOR SEPT 8, 2025-Minutes read and accepted.

CEO REPORT: JARED JOHNSON-Mr. Johnson provided a written report listing the number of building and plumbing permits to date. Peggy requested that the CEO include the same level of detail in his report as offered to the Selectboard, such as the names, addresses, and purposes of the new permit holders as it would be helpful to both the Planning Board and the Comprehensive Plan Committee.

The board also formally approved inclusion of the Lake Anasagunticook Association letter in the record of the Clover Ridge Subdivision on Google Drive.

PENDING APPLICATIONS: NONE

PREVIOUS CONCERNS: PREVIOUS DISCUSSION WITH CEO JARED JOHNSON ABOUT A COMPLAINT REGARDING WES BARRY RESIDENCE (WATERFRONT CONSTRUCTION PROJECT)- Mr. Barry obtained an after the fact application, completed it, but turned it in late. He, as well as the CEO will be invited to the meeting November 3rd in person or by phone to go over the details prior to a decision. Lennie pointed out that Mr. Barry had applied for and received a Permit by Rule decision from Maine EPA.

NEW APPLICATIONS: DAN AND JAN COTE (application sent to planning board members from town office via email and/or copies can be picked up at the Hartford Town Hall)-Mr. And Mrs. Cote, accompanied by landscape architect Sashie Misner: requested approval to install stone steps and a pathway to provide safe access down the steep slope connecting to the waterfront on Little Bear Pond. Applicants planned to use native perennials and shrubs, including replacing the lawn to stabilize soil and prevent erosion. The board voted to approve the project at U10 Lot 4 by conditions of permit. No building permit required. The board signed permit # 2025-10-06-01

SELECTBOARD MEETING DISCUSSION: REGARDING ELECTRONIC RECORD KEEPING, SCANNING, GOOGLE DRIVE STORAGE: Nick Tiff offered to review for the Selectboard. It is on the November agenda. The town clerk reportedly has concerns about security, use of folders on the town Google Drive by committee/board members.

OLD BUSINESS: CONCERNS OF UPDATING PLANNING BOARD FORMS OR NOT, OPEN DISCUSSION, IDEAS-Dan stated that he would prefer to discuss this when the full board could be present.

IF TIME ALLOWS: 1. NEW UPDATED LAWS CONCERNING H.P.1224-L.D.1829

Dan contacted the relevant state level department concerning the changes in this law that could affect the Planning Board's duties and limitations. He mentioned that the "owner occupancy" requirement had been eliminated.

2. LAND USE ORDINANCE? To be discussed at a future date.

Meeting Adjourned 8:35 PM

Next Meeting: NOVEMBER 3, 2025 @7 PM

Respectfully submitted: Lennie Eichman, acting secretary