



## Town of Enfield

Planning Board  
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### ENFIELD PLANNING BOARD MEETING AGENDA June 10, 2015 - 7:00 PM

- I. CALL MEETING TO ORDER
- II. APPROVAL OF MINUTES – May 13, May 27 2015
- III. SELECTMEN'S REPORT
- IV. CITIZENS FORUM
- V. PUBLIC HEARING - None
- VI. Conceptual Hearings
  - a. Home Business on Cindy's Way
  - b. Lot Use on Meadow Lane
  - c. Lot Use at Roller Rink
- VII. Voluntary Merger at Chosen Vale
- VIII. BUSINESS DISCUSSIONS
  - a. Continue review of Update of Subdivision Regulations.
- IX. COMMUNICATION
- X. INFORMATIONAL ITEMS
- XI. NEW BUSINESS
- XII. NEXT MEETING
  - a. Regular Planning Board Meeting –June 24, 2015

ENFIELD PLANNING BOARD  
MEETING AGENDA  
MAY, 13 2015 – 7:00PM  
~DRAFT~



**Present:** David Fracht, Paula Rowe Stone-Alternate, Nancy Scovner, Kurt Gotthardt-Secretary, Jim Bonner-Alternate, selectman Ex-officio, Dan Kiley-Vice Chairman, and Scott Osgood-Town Planner.

**Regrets:** Tim Taylor-Chairman.

**Guests:** Philip Vermeer, Vermeer Group Llc. & Tim Donohue of Norwich Technologies.

**I. Call to order of meeting at 7:05 p.m. by Kurt Gotthardt.**

**II. Approval of Minutes;**

Nancy Scovner moved to approve the Minutes of April 22, 2015 as printed. Kurt Gotthardt seconded this. Four members were in favor, with two abstentions, motion carried.

**IV Selectmen's Report:**

John Kluge, Selectman Ex-officio was in attendance and reported on:

- o Progress with the Dog Park construction.
- o News of a report from DES on the failure of the septic system at Lakeview Condominiums.

**V. Conceptual Hearing:**

Solar Array in the R1 District – 45 Flanders St. Mr. Philip Vermeer of Vermeer Group, LLC owns the property on 130 Main Street, Map 31 Lot 1A. He would like to make the current horse pasture into a solar farm. Vermeer provided a PowerPoint presentation on the plans for this. He noted that the panels will not be visible from all angles. He would like to construct a small outbuilding for the inverter equipment. He will be applying for a zoning variance for a commercial project in the Residential Zone with the ZBA on June 9. The Project is installation for a 100 kilowatt ground mounted solar photovoltaic array. He explained that the revenue will provide a donation to the Lutheran Church every year.

**VI. Public Hearing -None.**

**VII. Business Discussions**

a. **Family Dollar Drainage** – Town Planner Osgood explained that a letter will be forthcoming to Family Dollar addressing their drainage as the work does not comply with Town and State Regulation. Mr. Osgood noted a discussion with the Town Manager that the notice should come from the Town Planner. Scott will be providing the letter as agreed by the board this evening.

b. **Review Draft Update of Subdivision Regulations.**

Discussion and editing by the board as follows:

- o Board reviewed the updates to the 2007 Subdivision Regulations prepared by the Town Planner.
- o Review began at Page 4 and continued through Section 4:13 ending on page 26 of 52 pages to the edited document.
- o Discussion and voting occurred regarding Item G in Section 4.07 on width to length ratios. The Board voted to delete the item.
- o Discussion held on providing detail of onsite sewerage requirements in Section 4:08 Board voted to remove all standards and provide the note that all Sewage Disposal Systems shall follow the State of New Hampshire Subdivision and Individual Sewage Disposal System Design Rules
- o It was noted that all references to the “official map” were removed as the Town Planner noted the Town does not have an “official map” as defined in the State Statutes.

The board stopped the editing at the end of Section 4.13 as we were closing in on 9 p.m.

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Business Discussion Continued:

- c. CLD Proposal for engineering review of Subdivision Regs. Committee noted Engineering review to updates may not be necessary as the road were done recently, and the septic design will laws default to the State Specific requirements.
- d. Master Plan Update – Schedule for chapter reviews discussed. Noted Town Planner has done a draft update of the Vision Chapter and will present to the Board when the Subdivision update is complete.

**VIII. Communication. - None.**

**IX. Informational Items**

- a. Lot 44-46 - Ownership discussion is still going on.

- b. ZBA Hearing – Approved a house on one acre that should be 3 acres in the given zone.
- c. Upper Valley Housing Coalition Bi Annual Meeting Preservation Alliance Conference. – Topics covered included current vacancy rates in the Hanover Lebanon area, and how the market for sales is performing.
- d. Preservation Alliance Meeting in Concord attended by Town Planner Topics included grant writing and requesting funds...
- e. Wetland permit – For a home on Shaker Boulevard for building a stairway within the 50 ft setback.

**X. Next Meeting**

- a. Regular Planning Board Meeting – May 27, 2015.

**XI. Adjournment**

John Kluge made a motion to adjourn at 9:15 a.m. with a second from Dan Kiley and carried.

# Town of Enfield

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## Planning Board Minutes

DRAFT  
May 27, 2015



**Present:** Dan Kiley Vice Chair, David Fracht, Paula Rowe Stone-Recorder and Alternate, Nancy Scovner, Kurt Gotthardt-Secretary, Jim Bonner-Alternate, and Scott Osgood-Town Planner.

**Regrets:** Tim Taylor-Chairman and John Kluge-Selectman ex-officio.

### I. CALL MEETING TO ORDER

Vice Chair Kiley called the meeting to order at 7:10 p.m.

II. APPROVAL OF MINUTES – May 13, 2015 – Minutes were not acted on as they had not been sent to the board prior to the meeting.

### III. SELECTMEN'S REPORT

John Kluge-Selectman ex-officio was not present this evening.

### IV. CITIZENS FORUM

There were no citizens present.

V. PUBLIC HEARING - None

VI. CONCEPTUAL HEARING – None scheduled

### VII. BUSINESS DISCUSSIONS

- a. Continue review of draft Update of Subdivision Regulations. Planner Osgood provided a draft edit of the subdivision regulations with the decisions and advisements made by the Planning Board at the meeting of May 13, 2015. This was through Page 18. All members received this prior to tonight's meeting.

The board continued starting with page 19. Throughout the discussion and editing, it was important to note that not all editing was agreed upon, thus, a voice vote of the board marked those changes that were kept.

Planner Osgood identified the new edits and will provide another draft of same.

### VIII. COMMUNICATION

### IX. INFORMATIONAL ITEMS

- a. Lot 44 – 46 – Newly formed committee called the Mascoma Lake Public Task Force, will be appointed by the Selectmen to advise and come up with suggestions for Lots 44-46.
- b. Conkey subdivisions of 2006 – Two Subdivision were presented to the board on? One was not signed off on. Mr. Conkey has contacted the Board to see what needed to be done to finish the process. In light of the time frame since the initial submittal the Town Planner recommended he resubmit the plan to the Board for formal approval.
- c. Intent to cut – Map 6 Lot 5 – Follensbee Road.

X. NEW BUSINESS

XI. NEXT MEETING

- a. Regular Planning Board Meeting – June 10, 2015

XII. ADJOURNMENT

Motion came forward by Nancy Scovner at 9:10 p.m. to adjourn. Jim Bonner seconded this.  
Motion carried.