



Town of Enfield

Planning Board Minutes

March 26, 2014

APPROVED April 23, 2014

Present: *Tim Taylor-Chairman, Kurt Gotthardt- Secretary, David Saladino, Paula Rowe- Alternate & Minute Taker, John Kluge-Selectmen's Representative, Dan Kiley-Vice Chairman, Scott Osgood-Town Planner*

Regrets: *Suzanne Laliberte, Paul Withrow.*

Guests: *Arnold Koch, David Stewart, Ryan Gallien, Daniel Bergamini, Dino Vlahakis, Brian Cavanaugh.*

I. **CALL MEETING TO ORDER** ~ 7 p.m. Chairman Taylor called the meeting to order.

II. **APPROVAL OF MINUTES:**

John Kluge made a motion to accept the minutes of February 26, 2014, with a second from Chairman Taylor. Motion passed.

III. **SELECTMEN'S REPORT**

John Kluge-Selectmen's Representative reported that at the recent Selectboard meeting committee assignments were discussed and he agreed to continue as the Selectboard representative to the Planning Board.

IV. **CITIZENS FORUM**

There were no citizens in attendance.

V. **BUSINESS DISCUSSIONS**

- i. **Conceptual Discussion - Enfield Outing Club to discuss site plan review.** Ryan Gallien, Chief Range Officer, presented their plan. The club hopes to provide an additional range next to the existing one on the southeast side. A dividing wall consisting of 2 x 6 plank, and 8 x 8 posts is under consideration for the wall. . This wall design is meant to meet ballistic specifications and NRA requirements for shooting ranges. The existing range is 75 yards long and 25 yes wide. The new range will be 50 yards long and 20 yards wide. A new berm will be installed at the south/east side of the range. And will be backed up by a cement block wall. The new berm will be 25 yards closer to the front line than the existing one.

He emphasized the need to expand due to additional members as well as members of the police department and a youth shooting club. The range is an existing use (since 1955). Ryan noted this is not a change of use. The outing club owns the property that will be used. Setback requirements will continue to be met. Mr. Gallien has walked the perimeters of the property and confirmed the locations of the property lines and the locations of the existing berm and a proposed berm. They have spoken with the abutter closest who has given support to their plan.

A decision for the Board to make is whether this use is a nonconforming or conforming use.

Chairman Taylor noted he would like to survey the public view as this could be a touchy area. After discussion the Board decided that a minor site plan review would be appropriate.

Mr. Gallien noted that the deed is well laid out and that it can be used as a guide for a boundary survey. Mr. Gallien asked if a Professional survey would be necessary. Town Planner noted that the regulations do not say specifically that a licensed survey must be provided for a minor site plan review. He further noted that all pertinent information and that required by the regulations must be included. Any listed items which the applicant deems as unnecessary can be requested in writing to be waived. The board would need to vote to agree to any waivers. It was further noted that the survey needs to be to scale.

President of the EOC Dan Bergamimi was informed of what will be needed to go forward from here. He was given the policy and procedure to proceed..

- ii. **Project of Regional Impact- Monopole Tower on Eastman Hill Road** – 120 feet. Documentation was sent to us from the Lebanon Planning Board. Board did not note any negative issues for Enfield with the installation. Noted it may very well improve cell reception in some parts of Town
- iii. **Membership terms which are ending this year** – The terms for Dan Kiley and Tim Taylor expire this year. Both members noted they wish to be reappointed and have informed the Selectmen of same.
- iv. **Laramie Farms Subdivision** - Town Planner Osgood has sent them correspondence noting the Board has voted to revoke the village plan subdivision of 2006 due to the failure of the owner to maintain the Letter of Credit and the fact that no work has begun on the site within the tie frames noted by statute.

A Realtor has inquired about the property. A revised plan had been reviewed through the Phase II preliminary process in 2012. He asked about the status of two waivers which were granted in the preliminary process.

- v. **Master Plan Update** – Town Planner Osgood noted he is consolidating material for the required update to the Master Plan.

VI. COMMUNICATION

- i. **Intents to Cut:** Map 6, Lot 3 Follansbee Rd & Map 6 Lot 3 Hazen Rd
- ii. **Crystal Lake Water Quality Report** – A review and short discussion was held regarding a detailed analysis showing the values of water transparency, Chlorophyll, Alkalinity, and total phosphorus from 1997 to the present.

VII. INFORMATIONAL ITEMS

- i. **CDBG Grant** –A Public Hearing will be held at the Selectman’s Meeting on April 7th, 2014 to discuss the Towns Application for this grant to study the market for a food co-op in the area.
- ii. **Evenchance Conditions** – The status of the conditions of approval for the Evenchance Subdivision was presented. The Shoreland Permit has been submitted. Kurt mentioned he has seen the plans from the Mascoma Advisory Committee.
- iii. **NCC CEDS Meeting** – Bethlehem meeting. Many projects in North Country Towns were illustrated. Town Planner Osgood asked the board to become creative with some suggestions for applying for some of these grants.
- iv. **Bruce Waters Meeting** – Bruce, of McLaughry Commercial Real Estate, attended a joint session of the TIF and EVA/EC DEV committee and gave his thoughts on development issues in the Town. The concept of a large supermarket was discussed in detail with Bruce providing a number of documents illustrating key issues.
- v. **Legislative Activity** – Town Planner Scott Osgood provided a spreadsheet of current legislation being tracked by the NH Planners Association Legislative Action Committee. He noted that a number of these bills could have a direct impact on how the Town manages Planning and Zoning issues.
- vi. **Upper Valley TMA meeting** – meeting is next week.
- vii. **DES Wetlands Permitting Information session** – April 15th, 2014 meeting. DES is holding these meetings to solicit idea in updating Wetlands Rules.

VIII. NEW BUSINESS

Town Planner Osgood provided all members with a three ring note book to place Planning Board materials in. This will provide for greater organization. Scott asked if members would consider receiving the packets ONLY by email. A couple of

members noted they would be OK with the documents via email only rather than mailed paper copies.

IX. NEXT MEETING

Regular Planning Board Meeting on April 23, 2014.

X. ADJOURNMENT

Motion to adjourn came at 8:45 p.m. from John Kluge with a second from Dan Kiley.
Motion carried.