



Town of Enfield

Planning Board Minutes

July 23, 2014

APPROVED Sept 24, 2014

Present: Tim Taylor – Chairman, Dan Kiley- Vice Chairman, and John Kluge – Selectman Ex officio, Kurt Gotthardt- Secretary, David Saladino, Paul Withrow, Scott Osgood-Town Planner, Minute Taker

Regrets: Paula Rowe, Suzanne Laliberte,

Guests: Tony Lozeau, Richard Blake

- I. CALL MEETING TO ORDER – Meeting called to order at 7:00 PM
- II. APPROVAL OF MINUTES – May 14, 2014

A revised version of the draft minutes was provided by Secretary Gotthardt. The Town engaged a videographer to record the meeting of May 14 and a copy of the recording was made available to interested parties, Secretary Gotthardt reviewed three of four files recording on the memo and provided edits. One file, the first, did not operate.

Discussion was held regarding the edits and the function of the minutes and the duty of the minutes to convey the action of the meeting participants. Revisions to the draft were discussed and accepted with a unanimous vote to approve the minutes as corrected.

Approval of Minutes June 11, 2014. Draft minutes were corrected and approved by unanimous vote.

- III. SELECTMEN'S REPORT

Selectman Kluge reported that a firm has been hired to study and design a solution to the poor acoustics of the community center. Tax abatements for various Town Businesses and properties were noted.

- IV. CITIZENS FORUM
None present
- V. PUBLIC HEARING
a. None scheduled

VI. BUSINESS DISCUSSIONS

a. Moose Mtn Realty – Deed discussion Map 39 –Lots 12 & 17-3

Realtor Tony Lozeau presented a problem with the survey and recorded deed for Map 12, Lots 39 and 17-3. These lots are separated by the Knox River. Recorded plans at the registry show the common boundary incorrectly to be a straight line, not the River. Mr. Lozeau presented a detailed deed to one property as well as a survey which shows the boundary to be the thread of the River.

Mr. Richard Blake, owner of Lot 39, is selling the property. After conversation with legal advisors, Moose Mountain Real Estate, and with the abutting property owner BDKLIENEHANS PROPERITES, an understanding of the error and a solution was agreed to by the property owners.

This agreement was presented to the Board in the form of a Notice of Decision to accept a confirmatory quitclaim deed which affirmed that the boundary is the thread of the river.

Discussion was held. Correspondence from legal advisors and copies of the Town Tax map was presented as information on the issue. The Board discussed the process and reviewed the information presented. After discussion, the Board voted to accept the information as correct, with a motion by Vice Chair Kiley and second from Paul Withrow. Board voted 6 to 1, with Mr. Gotthardt dissenting, to sign the document. Chairman Taylor signed the Notice of Decision to accept a confirmatory quitclaim deed.

Mr. Lozeau stated he would assure the Notice was filed, recorded and registered with the Grafton County Registry of Deeds.

b. Evenchance - Review for final approval

Town Planner presented plans noted “For Construction” received from Advanced Geomatics for the Conditionally Approved Subdivision on Evenchance Road and a status update on the Conditions for Approval. Of particular note were building details on runoff retention which current plans were noted as “optional” in contrast to the condition that the requirement be clarified to insure impletion.

Discussion on the requirement to provide a bond, or other security, was held with the Town Planner noting that the applicant has noted that they choose to not provide a bond, but intend to install all infrastructure work prior to the sale of any lots.

With the conditions not being fully met the Board decided informally to not accept the Conditions as complete.

c. Outing Club ZBA decision

Town Planner informed the Board that an Appeal to the Zoning Board of Adjustment was made to the board decision that the Outing Club use is a conforming use and that the request to the Planning Board for an expansion would be an expansion of an approved use.

The ZBA decision was that the expansion was not only of a use, but also of a facility and ruled the application is for expansion of a facility in the R1 District. It was further noted that the Zoning Regulations require expansion of a recreational facility in the R1 District be allowed only through approval of a special exception, citing Section 403 1. J, thus noting the Club would need to receive a Special Exception to proceed with the request to build the additional shooting range.

The Board noted that this ruling would require that a Planning Board vote to approve a site plan for the expansion thus would need to be preceded by the ZBA granting a special exception for the expansion.

The Board noted that no additional action is necessary by the Board until the applicant, the Outing Club, addresses the Zoning Board with one of the steps available to them. These steps include a choice to appeal the decision, or to apply for a special exception.

d. Zoning Ordinance 2014 Update

Definition changes have been incorporated into the Zoning Ordinance. An updated Ordinance will be distributed at the next meeting.

e. Master Plan Update

Town Planner noted that much work has been done to date on the Master Plan since the 1995 Update to the original 1985 Plan. The Chapters on Transportation, Land Use (Vision), Population & Housing and Community Facilities had work done on them and a new Energy Chapter has been in the works for a number of years, and has been submitted for Board review. This work needs to be updated. UVLSRPC recommended a detailed community survey be done to gauge what community priorities and goals are prior to working on revisions.

VII. COMMUNICATION – no new items

VIII. INFORMATIONAL ITEMS

- a. CDBG Grant – Contracts are being submitted for the Grant to G & C and a contract for Shelley to administer the grant.

IX. NEXT MEETING

- a. Regular Planning Board Meeting August 27, 2014

X. ADJOURNMENT