

Town of Enfield

Planning Board Minutes

May 13, 2015



APPROVED June 10, 2015

Present: Dan Kiley-Vice Chairman , David Fracht, Paula Rowe Stone-Alternate, Nancy Scovner, Kurt Gotthardt-Secretary, Jim Bonner-Alternate, selectman Ex-officio, 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:

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

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.

Public Hearing -None.

Business Discussions:

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.

Review Draft Update of Subdivision Regulations.

Discussion and editing by the board as follows:

- Board reviewed the updates to the 2007 Subdivision Regulations prepared by the Town Planner.
- Review began at Page 4 and continued through Section 4:13 ending on page 26 of 52 pages to the edited document.
- Discussion and voting occurred regarding Item G in Section 4.07 on width to length ratios. The Board voted to delete the item.
- 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
- 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.

Business Discussion Continued:

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.

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.

Communication. - None.

Informational Items

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

ZBA Hearing – Approved a house on one acre that should be 3 acres in the given zone.

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. Preservation Alliance Meeting in Concord attended by Town Planner Topics included grant writing and requesting funds... Wetland permit – For a home on Shaker Boulevard for building a stairway within the 50 ft setback.

Next Meeting

Regular Planning Board Meeting – May 27, 2015.

Adjournment

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