

# Town of Enfield

---

## Planning Board Minutes

June 10, 2015



**APPROVED July 8, 2015**

**Present:** Dan Kiley vice Chair, John Kluge-Selectman ex-officio, Kurt Gotthardt-Secretary, David Fracht, Nancy Scovner, Jim Bonner-Alternate, Scott Osgood-Town Planner.

Regrets: Tim Taylor-Chairman, Paula Rowe Stone-Recorder and Alternate

Guests: Nate Miller, Peter Martin, April Farwell

- I. CALL MEETING TO ORDER at 7:00 pm by Vice Chairman Dan Kiley.
- II. APPROVAL OF MINUTES – Motion to approve the minutes of May 13, 2015 made and seconded, no discussion, unanimous approval. Motion to approve the minutes of May 27 2015 made and seconded, no discussion, unanimous approval.
- III. SELECTMEN'S REPORT – Selectman John Kluge provided a brief report on the Selectboard meeting of June 8. Discussion involved consideration of Tax liens and a discussion on sewer issues at Lakeview Condominiums.
- IV. CITIZENS FORUM – No citizen's issues were presented.
- V. PUBLIC HEARING - None
- VI. Conceptual Hearings
  - a. Home Business on Cindy's Way – April Farwell, resident of Cindy's Way, requested consideration of a plan to provide public storage space in an existing barn on her property in the R-1 district. Town Planner presented a copy of the town tax map showing the location of the lot and neighbors and a copy of the definition of Home Occupation to the board. After consideration of the impact of the potential home occupation, the board noted this plan may be allowable in the residential district. Ms Farwell noted with that, she would contract with builder and provide a site plan for the business , to be presented at a future meeting
  - b. Lot Use on Meadow Lane – Applicant did not attend the meeting, the issue was not discussed.
  - c. Lot Use at Roller Rink – Peter Martin, property and business owner presented a concept to use the existing building and site for a potential public storage business. Discussion on the potential changes to the site, discussion on the existing "beacon" light on Rte 4, which is controlled by a switch in the roller rink, was held. The board felt the use may be in accordance with the allowed uses in the district. A site plan with traffic information would be required for approval of the change in use.

- d. Lot line adjustment – A new resident of Enfield, Mr. Nate Miller, discussed a plan to purchase and annex 4 acres on to an existing 1 acre lot on Methodist Hill in the R5 District. A copy of the tax map was presented by the applicant. Discussion was held regarding existing features on the land. The board identified no issues with the request. Mr. Miller noted he would plan on return for a voluntary merger if the effort to secure the land is successful.
  
- VII. Voluntary Merger at Chosen Vale – Applicant did not attend the meeting. Packet for a voluntary merger was received on Wednesday, June 10. With no time for the Town Planner or the board to review the, the issue was not addressed.
  
- VIII. BUSINESS DISCUSSIONS
  - a. Canceled planned continuation of review of Update of Subdivision Regulations to a later date.
  - b. Town Planner noted a price of \$1,600 was received from the UNH Stormwater Center to review the Subdivision Regs. The Board decided by voice vote to not pursue this expense.
  
- IX. COMMUNICATION – No new information presented.
  
- X. INFORMATIONAL ITEMS
  - a. Solarize Enfield & Lebanon meeting held June 9 with a strong attendance
  - b. ZBA Hearing on June 9 on 100kw Solar Installation was not approved. Discussion on amending the Zoning Ordinance to address larger sized solar arrays was a topic at the hearing.
  
- XI. NEW BUSINESS – No new business presented.
  
- XII. NEXT MEETING
  - a. Regular Planning Board Meeting –July 8, 2015
  
- XIII. ADJOURNMENT
  - a. Motion to adjourn, seconded. Motion carried.