

Town of Enfield

Planning Board Minutes

July 10, 2015



APPROVED August 26, 2015

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

Regrets: Paula Rowe Stone-Recorder and Alternate

Guests: Lori Bliss Hill, Erin Darrow, Scott Phillips, Charlie Hirschberg, Art Conkey, Mark Yeager.

- I. CALL MEETING TO ORDER by Chairman Taylor at 7:00.
- II. APPROVAL OF MINUTES – June 10, 2015
Motion to approve by Nancy Scovner, seconded, approved with one abstention (Chairman Taylor was not in attendance.)
- III. SELECTMEN'S REPORT – Selectman Kluge informed the board of a study on the waste disposal systems involving a local Engineering firm and DES at Lake View condominiums and discussion on extending the sewer to this development.
- IV. CITIZENS FORUM – No citizens requested an opportunity to speak.
- V. PUBLIC HEARING
 - a. Review Lot 5-1, Tax Map 1 - Conkey Subdivision for Final Approval
Charlie Hirshberg, acting as agent for Conkey Enterprises, Inc. submitted a four lot subdivision plan for final approval. Town Planner Scott Osgood noted this hearing is held as a continuation of the process which was held in 2008 regarding the subdivision. No mylar was presented to the board for board signature and recording. This meeting is held to determine if the plan can be accepted at this time. Town Planner Osgood noted there have been changes to the Zoning Ordinances, but none were seen to affect the Subdivision as presented. He further noted that there have been no changes to the Subdivision Regulations since the conditional approval was granted on this plan.
Mr. Hirschberg presented the plan. He noted the grading sheds all site water to a pond on the site, vegetation has been established on much of the site. A reclamation plan has been submitted and acctpd by DES.
Planning Board member Kurt Gotthard asked if the Flood Plain Map had any changes in this area. Mr. Osgood presented the current Flood Plan maps, and Mr. Hirschberg confirmed that these are the maps that were used to create the plan and there have been no changes to the flood plain.
A public hearing was opened at 7:18 for the public to provide comment on the plan, No comments were made and the public hearing was closed at 7:20.

A motion was made by Nancy Scovner and seconded to approve the plan as presented. The board voted with 5 members voting to approve the plan, with one abstention.

VI. CONCEPTUAL HEARING

Commercial Building on Rte 4 – Erin Darrow, or Right Angel Engineering presented a site plan for a new building prepared for Bliss Unlimited, LLC.

Details showing road access, wetlands setback, and parking were noted on the plan. A discussion was held on how the lot would be subdivided. Concern was noted regarding an existing drainage line under the proposed building.

The Board noted no concern that the required parameters for the site plan approval could not be met.

VII. BUSINESS DISCUSSIONS

a. Voluntary Merger - Chosen Vale Lane

Mr. Mark Yeager submitted a request of the board to grant a voluntary merger of Lot 46 and 47 on Town Tax Map 10A, two lots he owns on Chosen Vale Lane. Town Planner Osgood confirmed that the information presented was correct. In accordance with RSA 674:39a the request was granted and the information will be sent to the Grafton County Registry of Deeds for recording.

b. Review Sub Division update – The Board will schedule a Work Session on August 12, 2015 for final review of the Update to the Subdivision Regulations.

VIII. COMMUNICATION

a. CDFA Food Study - Progress report –

The committee and consultant have been working to identify possible sites for a Food store, and discussion the scope of the business to be recommended.

b. Intent to Cut Map 13 - Lots 47, 47A, off Oak Hill Rd

IX. INFORMATIONAL ITEMS

a. Lot 44 – 46 Town Committee – Selectboard approved creation of the Mascoma Lake Access Public Task Force. The group has had two meetings. The group noted that an agreement to continue the current lease arrangement with the State was executed. The committee will meet on July 21 to discuss possible improvements to the site.

b. Family Dollar Drainage – The firm replied to a letter from the Town Planner to correct current drainage issues by noting they have sold the property and do not agree to any responsibilities for the land. The board directed the Town Planner to follow up with the new owner.

c. Meeting of the EVA Board – New Employee – EVA has hired a new Program Manager, Ms Lisa Demarest.

X. NEXT MEETING

a. Regular Planning Board Meeting –August 26, 2015

XI. ADJOURNMENT Adjourned at approximately 8:30 Pm