

Town of Enfield

Planning Board Minutes



August 26, 2015
DRAFT

Present: Dan Kiley - Vice Chair, David Fracht, Nancy Scovner, Paula Rowe Stone-Recorder and Alternate, Jim Bonner-Alternate, Scott Osgood-Town Planner.

Regrets: Tim Taylor-Chairman, John Kluge-Selectman ex-officio, Kurt Gotthardt-Secretary

Guests: Scott Sanborn

- I. CALL MEETING TO ORDER by Vice Chairman Kiley at 7:06 p.m.
Vice Chair Kiley appointed Paula and Jim as voting members to make the quorum for the meeting.
- II. APPROVAL OF MINUTES – July 10, 2015

Nancy Scovner made a motion to approve the Minutes of July 10, 2015 with a second from Bruce Fracht. Motion carried.

- III. SELECTMEN'S REPORT – Selectman not present this evening.
- IV. CITIZENS FORUM – None.
- V. CONCEPTUAL HEARING

Lot line adjustment Crystal Lake Road, Lots Map 12 Lots 18, 18A, 18B. Scott Sanborn of Cardigan Mountain Land Surveys, LLC, presented a lot line adjustment on Crystal Lake Road, owned by Raymond and Brenda Berube. This is currently three lots – Tax Map 12-18, which is conforming, Tax Map 12-18A which is not conforming, and Tax Map lot 12-18B encroaches on 18A.

The adjustments will put the least conforming lot into more conformance and change the size of the lots.

Map 12, Lot 18 will go from 3.69 acres to 3.04, Map 12, Lot 18B will go from 3.00 acres to 3.22, and Map 12, Lot 18A will go from 1.01 acres to 1.45 acres.

The board did not see any problems with this conceptual plan as presented and invited Mr. Sanborn back for the public hearing on September 26th, 2015.

- VI. BUSINESS DISCUSSIONS
 - a. Voluntary Merger Shaker Hill Rd Map 12 Lots 4 & 5. Review Sub-division update. Russell Estes has provided a plan of a lot merger plan on Shaker Hill Road for further discussion. The board noted the following concerns: Lot line that is being removed is still shown on the plan; it should be removed to reflect

the correct layout of the final plat. A driveway passes all the way through one lot, when it could access the merge lot with a much shorter distance. No deed information was provided indicating any easement for passage exists on the current lots. No signature line was provided. No Mylar was provided. Town Planner was directed to notify the applicant and request attendance at the next scheduled meeting with a plan corrected as noted.

VII. Review Subdivision Update: Note from Town Counsel and notes from board member Gotthardt. Should we put Cash Escrow in the regulations?

a. Review Subdivision Update :

Noted memo from Town Counsel on security and escrow. Counsel noted these are valuable requirements and should be clearly indicated as noted in the regulations.

Regarding cash requirements: it was noted by counsel that cash escrow is valuable, and is recommended to be acceptable, but the revised RSA does not specifically allow cash to be used as escrow. The Board noted the revised requirement does not prohibit the use of cash as escrow, but does not unconditionally accept it. Board elected to decide at the next meeting on the phrasing to be included.

Notes from Kurt issued two emails with recommendations for technical corrections on the existing ordinance. Scott will add these to the sub division draft for review at the next meeting.

VIII. COMMUNICATION

- a. CDFA Food Study – Progress Report. There are some lots on Route 4 being looked at as well as existing buildings in Canaan.
- b. Intents to cut:
- Map 8, Lot 56-04, Hersey, George Hill Road.
 - Map 2 Lot 29, Bosworth, Methodist Hill Road
 - Map 2 Lot 26, Hubbard, Methodist Hill Road
 - Map 2 Lot 54, Barnes, Rice Road

IX. INFORMATIONAL ITEMS

- a. EVA Greeley House status- HP parking signs in place. CDFA grant funding goal has been reached.

X. NEXT MEETING

- a. Regular Planning Board Meeting –Sept 23, 2015

XI. ADJOURNMENT

Nancy Scovner made a motion to adjourn with a second from Dan Kiley at 8 p.m. Motion carried.