

Town of Enfield

Planning Board Minutes

Sept 23, 2015



APPROVED Oct. 28, 2015

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

Regrets: None

Guests: Scott Sanborn, Doreen Wyman, Robert Labine, Nathan Miller, Rusty Estes, Joe Cioffi.

I. **CALL MEETING TO ORDER** -Chairman Taylor called the meeting to order at 7:00 p.m.

II. **APPROVAL OF MINUTES** – August 26, 2015

Motion to approve the Minutes of August 26, 2015 came forward from David Fracht with a second from Dan Kiley and carried. Mr. Fracht noted his first name was incorrect in the minutes.

III. **SELECTMEN'S REPORT**

John Kluge Selectman ex-officio reported on the last Selectmen's meeting. Budget season has begun. A performance bond will be required for the Lakeview Septic resolution. Lot 44-46 (the Old Motel property) is moving forward slowly. The State has over 700k remaining in the budget for the bridge, with these funds available to finish the work on the waterfront lots.

IV. **CITIZENS FORUM** - None.

V. **PUBLIC HEARING**

1. **Raymond J and Brenda K Berube will ask for approval of Boundary Line Adjustments on Tax Lots 12-18, 12-18A and 12-18B, located on Crystal Lake Road in the R3 Zoning District.**

Chairman Taylor asked if the application was complete. Town Planner Osgood confirmed it was. Board motioned to accept the plan as complete, carried unanimously. Motion to vote to accept, carried unanimously.

Scott Sanborn of Cardigan Mountain Land Surveys, LLC presented for Mr. and Mrs. Berube of Map 12, Lots 18, Lot 18A and 18B. This adjustment will put the least conforming lot into more conformance and change the size of the lots. This was previously discussed as a conceptual on August 26, 2015. Sanborn is looking for a conditional approval as he has yet to place the pins.

Nancy Scovner made the motion to accept conditionally as presented with the pins not in place. Dan Kiley seconded this. Motion passed unanimously.

2. **Nathan Miller and Rita Seto will ask for approval of Boundary Line adjustments on Methodist Hill Road for Tax Lots 2-31A and 2-30-3 in the R5 Zoning District.**

John Kluge motioned to accept the application as complete, with a second from Dan Kiley. Motion passed.

Nathan Miller presented information to the board and public that his 1 acre will become 5 acres, placing it in conformance with the regulations. He is purchasing an extra 4 acres from the abutter.

John Kluge made a motion to approve the boundary line adjustment. Dan Kiley seconded this. Motion passed with one abstention.

VI. CONCEPTUAL HEARING – Change of use and building modification on US Rte 4

Mr. Joseph Cioffi, owner of Allstate Polyethylene, on the corner of Lovejoy Brook and Route 4. Would like to sell to Mr. Robert Labine, auto repair, J & B Auto Works. Mr. Labine was present and showed the board his future plans of the building and adding an addition to make 7 bays involving lifts. Question discussed as to if this be submitted as for a major review or minor review? A Professional designer would be required under a major review... Labine informed that he will be getting the current septic system out and hook up to the town sewer in the future. A road and parking would be placed over this area.

John Kluge made a motion to consider this a minor site plan. Dan Kiley seconded this. 4 were in favor (Nancy Scovner, John Kluge, Dan Kiley, Tim Taylor) and 2 were not (David Fracht and Kurt Gotthardt). Motion carried.

Mr. Fracht noted he felt that this conceptual hearing was given too short of a notice for the board to review and hopes that this doesn't occur again. Kurt Gotthardt felt that this fell under major site plan review in reading the language in the Site Plan review regulation to the board.

Applicant was reminded that this site is located to the Rt 4 Zone, and there are requirements for additional work on the site in this zone. These items are identified in the zoning regulations and will need to be addressed on the application.

Mr. Labine was notified the full application for Site Plan review is due Oct 8 to be considered at the Board meeting on October 28.

VII. BUSINESS DISCUSSIONS

- a. Voluntary Merger Shaker Hill Rd Map 12 Lots 10-4 and 10-3 submitted by Rusty Estes. Rusty was present and noted that Lot 10-2 has been recently sold, but, contains required access to lot 10-4. The new owner needs this access taken off Lot 10-2. The best resolution was seen to eliminate the required access by eliminating the Lot, so, Lot 10-4 was merged with 10-3, and the access removed from the plan. The Board made a motion and agreed to accept the Voluntary merger.
- b. Review Subdivision Update: Note memo from Town Counsel & notes from Kurt. Kurt reviewed his changes of the Subdivision Regulations. This will be reviewed further at the next meeting.
- c. Consider Shape Factor regulation - Chairman Taylor explained how the board came to this decision some years ago.

- d. Planning Board Budget 2016 – submitted in the board packets previous to this meeting.
- e. Zoning Books ~ Scott Osgood asked who would like one of the new books that will be coming out. Four books will be ordered, with a searchable CD to be available for Board use,

VIII. COMMUNICATION

- a. Transportation Advisory Committee – Nathan Miller reported on the 10 year plan. Improvements to US Route 4 are on the list. This road currently has structural problems. Shoulders need improvement, and the intersection of Main St, Rt 4 and Maple St. need to be improved. Work is scheduled for 2023. Miller informed the Board of other secondary road problems and lack of funding coming forward for them. These secondary roads are not in the 10 year CIP. Additional funding for the transportation infrastructure is badly needed.
- b. CDFA Food Study - Progress report – Committee continues to meet. Sites for the food access plan are under study.
- c. Intent to Cut Map 8 Lot 38 – Maurice Langley
- d. Family Dollar - A response was sent to Family Dollars local counsel noting action is required by the landowner to remedy drainage issues.

IX. INFORMATIONAL ITEMS

- a. EVA Greeley House status – all tax credits have sold. MTD has a contract to proceed with the renovation. A request to consider a parking change is under development.
- b. Shoreland Permit 17 Foster Circle
- c. Wetland Permit 47 Meadow Lane
- d. Wetland Permit 21 Nancy’s Way

X. NEXT MEETING

Regular Planning Board Meeting Oct 28, 2015

XI. ADJOURNMENT

Nancy Scovner made a motion to adjourn at 8:45 p.m. with a second from Dan Kiley. Motion carried.