

Town of Enfield

Planning Board Minutes

December 9, 2015



APPROVED Jan13, 2016

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

Regrets: None.

Guests: Skip Nalatte, LLS. of Pathways Consulting

- I. CALL MEETING TO ORDER by Chairman Taylor at 7:06 p.m.
Chair Taylor appointed Jim Bonner as a voting member to make the Board full for the meeting.
- II. APPROVAL OF MINUTES –
Selectman Kluge made a motion to approve the Minutes of November 18, 2015 with a second from David Fracht. Motion carried.
- III. SELECTMEN'S REPORT – as reported by Selectman Kluge:
 - John Kluge informed on a presentation from Bob Cusick on the NH Food Bank. Resources will be available from a number of new locations. This should be a win win situation starting and will begin February 1st, 2016.
 - The Selectmen renewed the Dog Park Lease for 3 years. Noted on the new sign at the Dog Park, all agreed it looks nice. Dog Park committee asked if the Town would consider providing snow plowing services. Selectboard noted by consensus that will not happen.
 - A Public Hearing on the Coop Food facility took up most of the meeting. It was well attended. The consultants, Better Futures Alliance, presented a report on the Food Market in the area. Noted the market is not big enough to attract a large store, but that there is substantial market the existing stores could capture. The Canaan Town Manager was present and would like to see the grocery market expand to the existing businesses.
 - The sewer rate will be raised by 6 %, because Lebanon is raising it 6%.
 - Mr. Kluge noted the Selectboard has accepted the request of a new town resident, Rita Seto, to be appointed to the Planning Board. It was further noted she has extensive experience on Town and Regional Planning in New Hampshire and Vermont.
- IV. CITIZENS FORUM – None.
- V. PUBLIC HEARINGS – None.
- VI. CONCEPTUAL HEARING:

1. Lot line adjustment in the C/I District - Skip Nalatte of Pathways Consulting presented options for a boundary line adjustment for three contiguous lots on Whaleback Mountain Road. He noted to the Board that three existing lots are non conforming, none are 2 acre lots, and that this recommendation would not add any new non conformances. An existing Cul de Sac would need to be reconfigured to serve four lots and include room for a turnaround. All the lots have a common owner. The Board noted the entrance driveway to the lots would need to meet Town Road specifications as it will service more than two lots in the new configuration. It was noted the entrance crosses Stoney Brook, which feeds to Lebanon's water supply. No wetlands were identified in the area being reconfigured. Board further noted that approval for the boundary line adjustment may require a Bond to assure the work is done prior to permitting any sale of or building on the lots.

VII. BUSINESS DISCUSSIONS –

1. Technical Edits to the Updated Subdivision regulations – Planner Osgood presented a page of minor edits to the recently approved subdivision regulations. He noted these edits are to references to regulations, state statues and items in the current regulations. All edits are updates to the status of the noted standards. Chairman Taylor asked if these edits would require a second public hearing. Planner Osgood noted this would not be necessary as they do not affect the intent of the Ordinance, only correct the references to the current standards. Nancy Scovner made a motion to accept the edits of the subdivision regulations. Dave Fracht seconded. The board passed this unanimously.
2. Solar Power Ordinance –Board Member Kurt Gotthardt informed the board that the Energy Committee would like to present a new Solar Power Ordinance to the Planning Board. Extensive discussion was held on what the ordinance is to cover. The Board noted that if it attempts to focus on the failed attempts of the 100 kW array submitted off Main Street, the ordinance may not get Planning Board nor Town approval. Examples of existing ordinances from surrounding towns were distributed by the Town Planner for the Planning Board use. Kurt, as a member of the Energy Committee, was advised to present these resources to the Energy Committee. Planner Osgood submitted a calendar showing critical dates on the Municipal Calendar regarding Warrant Articles. A Public Hearing is planned at the Planning Board meeting of Wednesday, January 13 to hear and vote on support of a Solar Ordinance to be prepared and submitted by the Energy Committee.

VIII. COMMUNICATION

- Food Study Public Hearing – Noted the committee hopes to circulate the final report to improve food access to the area.

IX. INFORMATIONAL ITEMS

- Intent to cut – Bog Road Lot 5-4 & 5-6. Planning Admin Osgood will review for extent of cut.

X. NEXT MEETING

- a. Regular Planning Board Meeting – January 13, 2016.

XI. ADJOURNMENT

Motion to adjourn came forward from Chairman Taylor with a second from Mr. Kiley and carried.

DRAFT