

Town of Enfield

Planning Board Minutes

February 10, 2016



APPROVED

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

Regrets. Tim Taylor-Chairman and John Kluge-Selectman.

Guests: Pat Buccellato, Brian Stearns, Alan Wilson

- I. CALL MEETING TO ORDER
- II. APPROVAL OF MINUTES – January 13, 2016

Dan Kiley made a motion to accept the minutes with a couple of typographical errors to accept the Minutes. Rita Seto seconded this. Motion carried.

- III. SELECTMEN'S REPORT
Selectman not present this evening.
- IV. CITIZENS FORUM – No speakers
- V. PUBLIC HEARINGS - None

VI. Conceptual Hearings:

1. Lot off I-89 Exit 14 – Brian Stearns, owner of Stearns Septic, Exit 14 on the Enfield side. He wants to make 3 lots out of the current lot. Some of this is in the CI district. Existing is a 69 acre lot, and he plans to subdivide into multiple lots. The land slopes and abuts the Fish and Game property. Plans to have one driveway and 2 lots. Driveway plans to be presented to DOT.
2. Lot on 4a - Lot is just before Grafton Pond Road at 1558 RT 4A. Subdivision only for 2 lots. This plan is ready for a full hearing on March 9.
3. Lot on Whaleback Mountain Road – Pat Buccellato of Pathways Engineering represented. TK Sports would like to add some storage buildings in two phases. The existing office will remain as it is. Wetlands will be adhered to. Setbacks are adhered to without any impacts. A pump station is to be installed to route the existing sewer pipes around the new buildings. Area around the building will be Hardpack gravel. Traffic will not change. Noted the bridge to the site has a relatively new culvert, so should not need any work. Buccellato asked about signage as there will be a sign that says TK Sportswear. Pat will send a copy of the sign prior to the next hearing. Sign permit is done through zoning and permit obtained from Phil Neily, Building Inspector. Pat also questioned if the green space setback will require plantings. Consensus of the board was that it does not require plantings.

VII. BUSINESS DISCUSSIONS

1. Discussed Master Plan Update – Energy section needs to be looked at.

2. Site Plan review Table of Contents is being written up by Town Planner.

VIII. COMMUNICATION

1. Grant possibilities discussed. One is a business retention program, and another on identifying new Residential Zoning Standards.
2. Annual Planning Board Report for the Town Report – Copy included with minutes.
3. TIF District Projects- The library parking lot and Lovejoy Brook Culvert may be assigned some of the funds. Remained to go against the principal for the sewer work. The TIF District committee plans to reach out to the community to ask for suggestions again on where they would like to see the money spent.

INFORMATIONAL ITEMS

1. Zoning Legislation – Planning Administrator Osgood provided the board with a copy of House Bills for the 2016 Legislative Session for review pertinent to Planning and Zoning.
2. Mailing – Kurt Gotthardt asked Planning Admin Osgood if he could get the material before meetings 11 days out. Admin Osgood explained that information does not come in that early, only material for public hearings does but he would call Kurt to let him know when information is available.
3. Family Dollar – Dan Kiley noted that the water from the drainage of this property is out on Route 4 and asked if Planning Admin Osgood is addressing it. He has been contacted by the property owner and was advised to contact the building designers for a resolution; Noted also the parcel next door is impacted by the failure of the drainage design.

IX. NEXT MEETING

1. Regular Planning Board Meeting – March 9, 2016

X. ADJOURNMENT

1. David Fracht made a motion to adjourn at 8:15 p.m. with a second from Rita Seto and carried.