

Town of Enfield  
Planning Board  
Dan Kiley-Chairman  
July 27, 2016 7 p.m.

PRESENT: Dan Kiley-Chairman, Rita Seto, Nancy Scovner, David Fracht, Jim Bonner, Jim Taylor-DPW Director, Kurt Gotthardt, and Paula Rowe-alternate and recorder.

GUESTS: Kim Quirk, Doug Smith, Jim Kelleher, Paul French, Chris Rollins.

Dan Kiley called the meeting to order at 7 p.m. Jim Bonner was appointed as a board member this evening.

Approval of Minutes;

David Fracht made a motion to accept the Minutes of May 25, 2016 with a second from Dan Kiley. All were in favor.

Citizens Forum:

None.

Conceptual Hearings:

Mr. James Kelleher, owner of the Copeland Block brought in a proposal for an outdoor deck and seating at this location. This is for the front of the building. He proposes a 12 x 12 cedar removable aluminum deck within the town property of a sidewalk. This would be a portable deck that could be picked up for the winter time. Approx 6 inches off the ground. There will be a rail around it and only one opening. Mr Fracht asked if there is a handicap issue here. There will be a ramp on one end to accommodate wheelchairs. This is on the side closest to the bridge, and railings are needed if drinks/alcohol is served. It will be an aluminum deck similar to the lake docks. He has already spoken with the State and with the Selectmen. He had pictures of this location for the board. Mr. Taylor advised the Board of the process including Town, State, PB, Building Permit. The board advised that a minor site plan is needed; he may use BP application specs for the site plan.

Paul French for a minor subdivision on Spectacle Pond. Chris Rollins surveyor represented the French Family providing a drawing. Lot 24-1 consisting of 6 +/- acres. This is on a private road (French Road). There are 8 lots currently served on this road. The Board had many questions about this narrow private road that is serving all of these lots and if it is adequate for the new lot. There is an area for vehicles to park and/or turn around on this road. Kurt asked if there was a road association. Paul said no, his father gets calls on maintenance and recently put gravel in. The Bankert's plow it currently being the only year round residents. Everything has been informal with no problems. If this becomes stand alone building lots there will have a problem with the

condition of the road that may require upgrading. The board informed Mr. French that restrictions could be placed in the deed referencing the road. Chairman Kiley asked DPW Director Taylor if he could go out and look at this road and come back to the board on what the town would advise for this road. Director Taylor said he would with board's guidance only. Rita asked if the Fire Chief or Building Inspector could go out with him to see if the fire trucks could get out there. Chris Rollins will be arranging to meet with Taylor, et al, to walk the road. They will come back to the board with advisement.

#### Public Hearing:

I. The Enfield Village Association will seek a Minor Site Plan Amendment to expand their parking area. The property is located at 3 Shaker Hill Road (Tax Map 34, Lot 42) in the Community Business District (R).

DPW Director Taylor informed the application is complete as presented.

Motion to accept the application as complete came forward from Dave Fracht with a second from Nancy Scovner. All in favor.

Motion to open the public hearing came forward from David Fracht with a second from Nancy Scovner. All in favor.

Doug Smith presented with a diagram of the property. This property holds the Enfield Village Association office. In attendance with him was Kim Quirk, President of the Enfield Village Association. He reminded the board that this driveway is supported by Richard A Crate Jr Chief of Police for safety reasons. This T driveway will allow vehicles to turn around and face front into the public way of traffic. Rita reiterated the positioning of the traffic. They only have 1 2-bedroom apartment. Dave asked about the minimum requirements for the provision of parking, which is 10 x 20. An abutter, Sam Tucker, has given the Enfield Village Assoc permission to park one vehicle on his property across the street (mainly for the one employee of the Enfield Village Assoc). Kurt asked Mr Smith to provide the Planning Board with the construction plan of this parking area for our files. Mr. Smith said he has kept this small to minimize the impact on the property and they have the Shoreland Permit from the State.

Dave Fracht made a motion to accept the application with the term parking area taken out as this is a turnaround. Nancy Scovner second this. The Motion passed unanimously.

#### BUSINESS DISCUSSIONS:

Endorse the Zoning Ordinance and hand out of the updated copies. The board will review and come back to the next meeting to discuss it.

#### COMMUNICATION:

Groundwater Protection Guidelines for Site Plan and Subdivision. Scott Osgood, while medically out of work, has been reviewing this. He hopes to join us at the August or September meeting.

**NEXT MEETING:**

Regular Planning Board Meeting - August 24, 2016. There will be a number of topics.

**ADJOURNMENT:**

Nancy Scovner made a motion to adjourn at 8:10 p.m. with a second from David Fracht. Motion passed unanimously.