

Town of Enfield

Planning Board Minutes

April 12, 2017



APPROVED May 24, 2017

Present: Dan Kiley - Chairman, David Fracht- Secretary, Kurt Gotthardt, Paula Rowe Stone-Recorder & Alternate, Jim Bonner- Alternate & videographer, Scott Osgood-Town Planner.

Regrets: Tim Taylor- Vice Chair, Rita Seto and Nancy Scovner.

Guests: Chris Rollins, Liz Banker, Steve Touchette, Alison Touchette, Richard Williams, Paul and Robert French.

I. CALL MEETING TO ORDER

II. APPROVAL OF MINUTES

1. Minutes of March 22, 2017- David Fracht made a motion to accept the minutes of March 22, 2017 as presented with a second from Kurt Gotthardt. Motion carried.

III. SELECTMEN'S REPORT – No Selectboard member present, no report.

IV. CITIZENS FORUM

V. PLANNING BOARD OFFICER SELECTION

The Selectmen have not appointed or re-appointed members for the Board. We will continue forward with the election of officers in May. Tim Taylor and Dan Kiley are up this year.

VI. CONCEPTUAL HEARING – None Scheduled

VII. PUBLIC HEARINGS

1. French Two(2) Lot Subdivision on French Road –

After Town Planner said the application is complete, Dave Fracht made a motion to accept the application as complete with a second from Kurt Gotthardt. Motion carried unanimously.

Motion to open the public meeting came from Dave Fracht with a second from Jim Bonner and carried.

Chris Rollins from Rollins Land Survey opened the presentation on behalf of the French Family. This subdivided lot will be 5.31 acres. They came before the Board for a conceptual discussion a year ago. Public Works Director Jim Taylor has walked the road as requested previously. He finds the private road in reasonable condition.

The Zoning Board of Adjustment acted on a request by the applicant to allow the subdivision without the ordinance requirement of 250 of Road Frontage on May 10, 2017. Nothing will change to the entrance at Lockhaven Road. The new lot can only have one building and has a right away for entrance. The building will have a 50 foot buffer to the adjacent abutters.

Kurt Gotthardt reiterated that the lots have been there since 1966. David Fracht pointed out an edit necessary that eliminates an alternate access from Colburn Road. Chris agreed to make the correction.

Motion to close the public hearing from Dave Fracht with a second from Kurt Gotthardt and carried. Motion to accept the subdivision as presented with the edit on number 6 on the survey map, referring to Colburn Road, should be deleted, with a second from Kurt Gotthardt. This motion carried.

VIII. BUSINESS DISCUSSIONS

1. Election of Planning Board officer positions – as noted above
2. Updated Zoning Ordinance – Review with Planner Osgood. Minor Edit on Rte 4 Community Solar given to Planner Osgood from Kurt Gotthardt.
3. Updates to Site Plan Review Regulations – Review minor edits for Planner Osgood from Kurt Gotthardt. Page 4, conflict of interest conflicts with the RSA. Put in per RSA. Page 5 regarding application submissions needs to say 21 days. Page 6, disapproval within 65 days, not 90. Filing application needs to say 21 days. Page 7, formal consideration change to 65 days. Page 11, drainage design – change 25 years to 50. There is one long paragraph – break this out. Planner Osgood would like to further review lighting and signs. Kurt will provide Planner Osgood with the appropriate edits.
Separate line for drainage.
4. Update to Subdivision regulations - Kurt will prepare for the public hearing.

IX. COMMUNICATION

1. Floodplain management class – Planner Osgood attended.
2. FEMA request for review UNH and FEMA are working on updating the FIRM, Flood Maps, of the Upper Connecticut Watershed. They welcome requests to review any specific areas.
3. Conference on Aging - Planner Osgood attended. New home designs for the aging discussed the similar needs for baby boomers and millennially, were a couple of topics.
4. First Impressions Program – UNH Coop Ext – This is part the Business retention program the Ec Dev committee is considering.
5. Current Legislative Session – A list of current legislation pertinent to Zoning was provided to the Board.
6. Brownfields grant – Projects in Claremont and Lebanon and Lempster are underway, with new ones under consideration. Planner Osgood noted a few local sites in Enfield were contacted with no response. The new owners of the site for a new Jakes Market have done due diligence, and found there are no tanks on the sitemap and no evidence of contamination. Claremont and Lebanon will receive 75% of the money.
7. Scenic Byway - Progress on making the Byway ready for marketing is moving along.
8. Even Chance Subdivision– The conditionally approved plan may have a new owner soon. Current conditions require the Town to issue an RFP for a site engineer. Owner and Town need to agree to a Bond value to protect the existing homes from damage due to new construction.

X. NEW BUSINESS

Application and Checklists. Kurt Gotthardt pointed out the checklist number of packs says 7 copies and regulations state 12 states. Add number of days prior to a hearing (21 days) to the checklist. Checklist for final review – require 12 plats and in the regs it states 7.

XI. ADJORNMENT

Dave Fracht made a motion to adjourn at 8:14 PM with a second from Dan Kiley and carried.