

# Town of Enfield

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## Planning Board Minutes

May 10, 2017



**APPROVED May 24, 2017**

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

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

**Guests:** Ryan Morse – L & M Service Contractors, Bobbie Lynn Stone – Daycare provider

- I. CALL MEETING TO ORDER
- II. APPROVAL OF MINUTES
  1. Minutes of April 12, 2017 - Held until next meeting
- III. SELECTMEN'S REPORT

John Kluge, Selectman was present to report. Hired a Town Manager – now under contract – arriving the end of June. Route 4-A sewer project is running slowly, a dispute with Shaker Landing has caused delays.
- IV. CITIZENS FORUM

None.
- V. PLANNING BOARD OFFICER SELECTION

Paula Rowe made a motion to nominate Dan Kiley as the Chairman with a second from John Kluge. Motion passed with full concurrence.

Dan Kiley made a motion to nominate David Fracht as Vice Chairman with a second from John Kluge. Motion passed with full concurrence.

\_\_\_\_\_ made a motion to nominate Kurt Gotthardt as Secretary with a second from Dan Kiley. Motion passed with full concurrence.

Each respective nominee abstained from their vote.

It was noted the Board is down one member and one alternate.
- VI. CONCEPTUAL HEARING – None Scheduled
- VII. PUBLIC HEARINGS – Non scheduled
- VIII. BUSINESS DISCUSSIONS
  1. Stone Daycare – Review status for final acceptance – Bobbie Lynn contacted the Town Planner to report the condition for approval, installing a fenced in area, was in place. Osgood visited the location, with owner permission, inspected and took pictures of the installation, on two occasions. Bobbie – Lynn forward photos of the newly installed child lock on the gate to the area. Osgood provided two pictures of the fence, from two different angles for Board review. David Fracht made a motion to accept the conditions as complete, as required for final approval of the Site Plan. Rita Seto seconded this and the motion carried unanimously.

Chairman Dan Kiley signed the Notice of Decision to confirm the application is complete. Town Planner Osgood noted that the State required approval of the Site plan before a State Inspection and permit could be complete. Bobbie Lynn was provided with a copy of the signed approved Notice of Decision.

2. Even Chance Subdivision – Review status of the Even Chance development, which was recently sold by Dr. Iskandar, conditions and for final acceptance. L & M Service Contractors, Ryan Morse, new owner of this development, was present. The contingencies were reviewed by the board with Mr. Morse. Wetland permits are good through 2019. Morse said that the infrastructure, the water and sewer, underground electric and road work will be worked on in the winter season. Mr. Morse noted they intend to begin clearing in the near future. Ryan notes they hope to complete the site work by December 2018. The firm's current plan is to sell the new lots. He indicated he may build the first spec house. Morse said he is not a developer. The lots include a shared waterfront as stated in the subdivision plan of Phase I of Even Chance. Kurt informed Morse that the neighbors are concerned with run off. Morse said he is aware of the concern and will take care of this matter in the course of the work. He noted a Storm water prevention plan is required to be produced and monitored to assure there is no off site damage caused by the work. This plan would be proved by a local Civil Engineering Firm.

Town Planner Osgood noted there were twelve original conditions for the subdivision, with two not complete as of this date. For final approval of the Subdivion and the right to start construction of the application, the final two must be complete. These conditions are; Post a bond, of a mutually agreed value, to insure against water damage to the existing properties and for the Town to contract with, and the contractor to pay for engineering testing services. The Board by consensus agreed that clearing work could start.

Kurt Gotthardt made a motion to accept the conditions, except 8 and 10. Rita Seto seconded this and the motion passed unanimously.

3. Updated Zoning Ordinance - Previous handout, via e-mail was provided to the board for tonight's review. Final copy to be delivered at the next Planning Board meeting. This will be posted to the town's website when complete.
4. Update to Site Plan Review Regulations – Draft of updates provided to Board via email for review. Two items added to the update are the RSA for conflicts of interest and a review of the process for approval of Conditions in conditional approval decisions. A new draft Table of contents is included . Rita will assist Scott with the table of contents.
5. Update to Subdivision regulations – Minor updates in the works.

#### IX. COMMUNICATION

1. TIF Activity – Scott notes there is a lot that can be done with TIF district. Discussion held on floodplain study, and parking and traffic studies. Currently only 4 people on the committee and one may be resigning.
2. Lakeside Lot DOT work - Wednesday May 17<sup>th</sup> preconstruction meeting with the contractor.
3. Scenic Byway – Route 4A, could be increased.

X. NEW BUSINESS -Jim Kelleher with site plan of front decking at the Copeland building.

XI. NEXT MEETING - May 24

**XII.ADJORNMENT** - John Kluge made a motion to adjourn at 7:50 pm with a second from Dan Kiley and passed.