

Town of Enfield

Planning Board Minutes

June 28, 2017



APPROVED July 26, 2016

Present: Dan Kiley - Chairman, David Fracht- Vice Chairman, Kurt Gotthardt, Tim Taylor, John Kluge- Selectman-ex officio, Paula Rowe Stone – Alternate & Recorder, Jim Bonner- Alternate & videographer, Scott Osgood-Town Planner.

Regrets: Rita Seto, Nancy Scovner

Guests: Chris Rollins.

- I. CALL MEETING TO ORDER at 7:02 p.m. by Chairman Kiley.
- II. APPROVAL OF MINUTES
 - a. Correction to Minutes of May 10, 2017 – 1 page- Dan made the motion and second by Rita.
 - b. Minutes of May 24, 2017
Motion to approve the Minutes of May 10 and 24, 2017 came forward from Dan Kiley with a second from Dave Fracht and carried with two abstentions.
- III. SELECTMEN'S REPORT
July 31, 2017 the auditor will be at the meeting with the new town manager, budget committee, CIP committee.
- IV. CITIZENS FORUM – none.
- V. CONCEPTUAL HEARING – None Scheduled
- VI. PUBLIC HEARINGS –
 - I. Rollins Land Survey will present a request to subdivide the lot on 8 Shedd St, Map 34 Lot 70, into two lots. The new lots will be .63 and .64 acres. All Zoning requirements are met with the subdivision except for two existing setbacks of an existing house and garage currently on the lots.
Motions to accept the application as complete and open the hearing came forward. Was passed by the board unanimously.
Chris Rollins presented for Carl and Vicki Pellerin.
Motion to close the public hearing at 7:16 and passed unanimously by the board.
John Kluge made a motion to accept this subdivision as presented and to include that the water, sewer, and electric is separate. David Fracht seconded this. Carried unanimously. Approved as P 17-06-01
- VII. BUSINESS DISCUSSIONS
 - a. Sign off on Conditions for Eastern Propane revised tank farm. Hearing P-16-09-04. Town Building Inspector, Phil Neily, has informed that the conditions are complete.
Motion to accept the conditions as complete came from John Kluge with a second from Kurt Gotthardt and passed unanimously.
 - b. Evenchance Subdivision – Intent to Cut (1 page); Review status of work, noise issues and conditions for final acceptance. The noise will be addressed – moving it up to ½ later in the morning.

- c. Corrected pages to Zoning Ordinance – 2 pages
- d. Update to Site Plan Review Regulations – Full set
- e. Update to Illumination Section – Separate package - Board to review and discuss implementation and edited version.
- f. Update to Subdivision regulations – 2 pages.
- g. Update to Master Plan – Discussion only. Per a meeting earlier in the week it was determined to wait for the incoming Town Manager to continue forward.

VIII. COMMUNICATION

- a. TIF Activity – Rte 4, Downtown parking, recreation uses, Floodplain issues – Separate package sent to the board previous to this meeting for review
- b. Lakeside Lot DOT work – discussion only. The DOT work will go through August. Parking questions have already risen.
- c. Recreation Improvements Kati Lary Jopek provided ideas to Town Planner Osgood on Huse Park and possibly other areas.
- d. Wetlands permit 17 Bridge St retaining wall – 2 pages.

IX. NEW BUSINESS

Jake's will be back before the board in July.

X. NEXT MEETING

July 26, 2017.

XI. ADJOURMENT

Motion to adjourn at 7:49 p.m. from Dan Kiley with a second from John Kluge and carried unanimously.