

Town of Enfield

Planning Board Minutes



September 13, 2017

DRAFT

Present: David Fracht- Vice Chair, John Kluge-Selectman, Kurt Gotthardt, , Rita Seto, Jim Bonner- Alternate & videographer, Scott Osgood-Town Planner.

Regrets: Dan Kiley – Chairman, Nancy Scovner, Tim Taylor, Paula Rowe Stone – Alternate & Recorder

Guests: Tim Sidore; Ledgeworks, Inc., Bruce Hettleman, Erin Darrow, Right Angle Engineering, Kerrie Roy, Ryan Morse- L & M Holdings, , Gary Mayo – AB Giles Ins Co, Ryan Aylesworth – Enfield Town Planner

I. CALL MEETING TO ORDER- David Fracht to act as Chair, Jim Bonner appointed as alternate

II. APPROVAL OF MINUTES

Minutes of August 23, 2017-Motion to approve by Rita, 2nd by Jim, one abstention – approved by a 4-0-1 vote

III. SELECTMEN'S REPORT – John noted the recent meetings have been busy. The Rte 4 Sewer extension is going well, some setbacks due to blasting in the road. New topic on the List serve is smoking in public places. This will be addressed in future Selectboard meetings. Noted it would be tough to enforce.

IV. CITIZENS FORUM – None presented

V. PUBLIC HEARINGS –

1. Site Plan review 60 Main St Residential Apartments

Tim Sidore of Ledgeworks presented the plan. Documentation presented was from the Town Tax Map site. John noted he does not accept the submitted plan as adequate for the hearing. One must be presented that clearly shows the available parking spaces on the applicants property.

David noted that the Zoning regulations require this property to show the parking required as it is no longer a commercial building; it is now a residential building, and parking requirements need to be shown.

David also noted that this application should be considered as a Major Site Plan review, not a Minor site plan review. With that the application must include an engineered survey plan on a Mylar. David read the criteria for a Major Site Plan review and asked the board if there was a consensus that this be considered a Major Site Plan. The Board agreed by consensus.

Tim Sidore noted the Variance was approved by the Zoning Board to have the building as only Residential Units. He noted his waiver request for the nearing is noted on the Site Plan Review documents.

There are five requests for variances in the application. Item 1 was for a Mylar to be provided. This request was not granted. The other 4 included the current and future grades of the property, drainage

statutes, sewage disposal system, water and sewer connections, and water supply, location of power poles and lines, and site drainage design. These were deemed not necessary to the plan, and none of these existing conditions would be changed.

John asked Tim if they had a professional survey of the area and not just a Tax Map.

Kurt noted that that plan needs to include property bounds. A member of the audience and abutter to the property bought out a stamped survey plan of the area for review. The Board conferred around the plan. The location for the parking spaces was shown on the abutters map. Bruce noted the Town has a copy of the plan in the property files. Bruce noted that parking in this area is a constant problem. And he produced letters noted these problems.

Rita asked where the parking occurs now. Tim noted they have permission to park at the Blacksmiths Shop. John noted the Town did away with commercial use of this area but many were against the 1st floor residential.

It was noted 56 Main Street does not want residential parking in their area. John said that the parking that is needed for this operation is not shown on the plan. David said a scale size drawing is needed to show where the parking will be for all the residents of 60 Main St.

John noted the spaces must meet the dimensional requirements of the Zoning Ordinance. David noted the sizes required are 10 ft by 18 ft minimum, with a 20 ft two way aisle, and 12 ft one way isles, with a minimum of one space per residence in a multi-family unit.

John noted parking is the most important factor in this review. David noted the other requirements look to have been met.

John noted a new plan must be submitted, there is no time limit to when the Board needs to see the plan.

Abutter Bruce noted they got the Special exception from the Zoning Board because they thought it would be a mixed use building.

David noted it is not longer a mixed use building. Bruce said this doesn't make any sense and that the Zoning Board approval was inappropriate. He said Zoning saw no parking in the application. John said the bottom line is that it is now an allowed use, and not a mixed use. Scott read the definition of Dwelling and Mixed use facilities

David read off the 5 variances requested by the applicant.

First was to not provide a Mylar. John moved to not waive the requirement to provide a mylar of the site plan. Board voted unanimously to not agree to hit waiver.

Condition #2 was for showing existing and proposed grades, drainage and structures. Board agreed that none of the existing services were changed, and the waiver was granted. #3 was a plan for sewer. John and Kurt agreed this would not be necessary as it is on Town Sewer. #4 is water supply and electric power. All agreed to waive. #5 was drainage design. All agreed this could be waived

David noted that with one waiver to the mylar requirement the plan is not accepted.

Kurt asked if this needs to be formally considered requiring a major site plan. Motion was made by Kurt and 2nd for the plan to be considered a major site plan. Unanimously approved.

Tim noted the Board not approving this does cause a loss of income from the property. David asked if the board would consider continuing this hearing to another meeting. A consensus again moved the review to the next planning Board meeting, to be held on Sept 27.

Bruce voiced appreciation for the Planning Boards work. He further noted parking in this area is always a problem. Including the Towns land.

He further noted the dumpsters for 60 Main and the gambrel are always an issue. The trash is left beside the dumpster. Others, non residents, leave their trash there. Part of the problem is that tenant cars often block the trash truck from being able to access the dumpsters. This also attracts rodents to the area.

David asked if Bruce's site plan could be made available to the public. Scott said he would see if he could find it in the property files.

Tim Sidore noted the efforts made to improve the buildings. Many of the units have been upgraded. He noted that they want to be a good neighbor, and that they hope to have tenants who can use these residences as maker spaces.

With John moving and Rita 2nd a vote to have this meeting be continued to the next Planning Board meeting was approved by consensus.

VI. CONCEPTUAL HEARING – Art Conkey

A conceptual hearing was requested by Art Conkey, presented by Erin Darrow, of Right Angle Engineering for Parcel 48-02 on Maple Street.

The lot is currently a mobil home park with three homes on it.

Erin noted the wetlands delineation has been done. A new design, Clean Solutions Septic, would be proposed for any expansion to the lot. To be able to expand the number of homes on the lot they would need a variance to expand a non conforming use. Erin noted there are two other Mobil Home Parks in the Town. Daniels, on the Lebanon line on Rte 4 and Wilsons, on Rte 4 just before Lake View Condominiums. The applicant has not decided how many additional units would be requested as yet. The lot is in the R1 district. With public water and sewer, a half acre lot would be required on a private lot. It was noted the existing Mobil home parks have a greater density that 1/2 acre. These lots are on a community septic system as well. The current lot has three units with bad septic systems.

It was noted they would need to go to the ZBA first to get approval for the expansion of a non conforming use. Erin asked if the ZBA would do a conceptual hearing and was told the Zoning Board does not do conceptual hearings. Erin noted the drive in the park would be paved. A goal is to improve the entire lot.

Erin stated she would check with Art to see if he wants to pursue this through the Zoning Board.

VII. BUSINESS DISCUSSIONS

1. Evenchance Subdivision - Review Bond requirements .

Ryan Morse of L & M Holdings and Gary Mayo of AB Giles Insurance Co attended to discuss the best avenue to provide financial security to the neighbors abutting the Evenchance Subdivision. Gary noted that requiring for a bond for this request is very unusual. He noted that when damage occurs, the General Liability of the Contractor kicks in. He noted L & M Service Contracting has a \$6,000,000 liability coverage. He noted that bonds are not for insurance, but for guarantee of performance. Scott noted the requirement for a contractor to be bonded when building new Town infrastructure can be waived by the contractor. This leaves the final approval of any subdivision to not be granted until the entire site is complete, and approved by the Town.

Board discussion noted this issue has been a topic for quite a while, and that a resolution needs to be chosen. The board with a majority vote agreed that the insurance avenue should be considered acceptable. Kurt noted this must go through with the Town Mangers approval.

Gary noted the Town would be named as additionally insured in the event that individuals would blame the Town for any damages.

John asked that new language be forwarded for Board and Town review. The next meeting would be noticed for a final discussion on the Evenchance Conditions.

2. Jakes Market Appeal to the ZBA – The ZBA voted to not accept the appeal due to lack of Standing on the part of the applicant.
3. LaBounty Special Exception hearing with ZBA – A variance and a special exception were heard and approved on the Sept 12.
4. Discussion on Master Plan, Visioning Charrette- Not scheduled as yet.
5. Discussion on TIF Committee – No further work at the current time.

VIII. COMMUNICATION – None discussed

IX. NEW BUSINESS –None presented

X. NEXT MEETING – Sept 27, 2017

XI. ADJORNEMNT +/- 9:30 pm