

# Town of Enfield

---

## Planning Board Meeting Minutes

November 8, 2017



### APVD

**Present:** Dan Kiley; Chair, David Fracht ; Vice Chair, John Kluge ; Selectman Ex-officio, Kurt Gotthardt, Rita Seto, Paula Rowe Stone; Alternate and minute taker, Jim Bonner; Alternate and videographer, Ryan Aylesworth; Town Manager, Scott Osgood; Town Planner/Zoning Administrator

**Regrets:** Nancy Scovner, Tim Taylor

**Guests:** Tim Sidore, Dr. Bruce Hettleman, John Loupis, Charlie Depuy.

#### I. CALL MEETING TO ORDER

#### II. APPROVAL OF MINUTES

1. Minutes of Oct 11, 2017 – Rita Seto made a motion to approve the minutes of October 11, 2017, with a second from Kurt Gotthardt. Jim, Paula, and John abstained. Motion passed.
2. Minutes of Oct 25, 2017 – David Fracht made a motion to approve the minutes of October 25, 2017, with a second from John Kluge. Motion passed.
3. Minutes of Site Walk Nov 4, 2017 – Motion to approve the site walk minutes of November 4, 2017 came forward from

#### III. SELECTMEN'S REPORT

John Kluge, ex officio Selectman reported. The Town Manager addressed the tax rate of \$26.01 that was just set. Route 4-A sewer extension is moving along. Public Hearing at the next Select board meeting on amendments for the municipal sewer ordinance.

#### IV. CITIZENS FORUM

John Loupis of George's AG informed the board his displeasure of the Jake's Market plans that includes encroachment of wetlands. He has deep concerns. Chairman Kiley informed Loupis that the Board will not be signing off until they have met all conditions with all entities. Kurt explained to Loupis that the impervious surfaces are preexisting and Jake's is within the area covered by the prior use. Additionally, Jake's cannot go any further beyond what is there. The soil scientist delineates where the edge is and you go from there. Loupis continued with the traffic problems that will occur and asked who pays for road problems. It is a State road. Loupis felt that cars coming down Maple Street are not going to want to wait and cut through Jake's yard causing more problems with the people coming and going, walking and lines. PBA Osgood informed that the traffic plan is being reviewed by NH DOT and has received a letter from the Division of Historical Resources indicating no impact is caused by the work planned.

V. CONCEPTUAL HEARING – None Scheduled

VI. PUBLIC HEARINGS

1. Continuation of Hearing for 60 Main St – Chairman Kiley stepped down at this time as he was not present at the first meeting and has recused himself for all prior meetings. Vice Chairman David Fracht reiterated what was discussed at the last meeting and gathering for a site walk. The formal plat was due in the Selectmen’s Office on Friday afternoon. At 4 p.m. the plat was still not there but came shortly after 4 p.m.

John Kluge made a motion to reopen this hearing at this time. Rita Seto seconded this. All were in favor.

Dan Kiley reviewed the plat while walking the site with the board on Saturday, Nov 4. Parking spaces were measured, and boundary lines noted. Minutes were taken and distributed and approved.

Vice Chairman asked about the space between parking space 10 and 11 and what would the Fire Department advice on this. Kiley said that they cannot tell someone that they cannot have a driveway or someone cannot park in their driveway. Dr. Hettleman said he has a lot of concern about the fire department being able to get in behind the buildings. Tim Sidore said that the buildings are sprinkled. Tim Sidore said he has walked the properties with the town building inspector Phil Neily a couple of months ago. PBA Osgood said that Phil Neily has seen these plans and reviewed them.

Parking spot 14 and 15 is seen to be within the easement area of town property and on Town property off Blacksmith Alley. Tim Sidore said that have an understanding with the town for these parking spaces and vehicular traffic on Blacksmith Alley.

Tim Sidore said they have 22 apartments with one parking space per apartment, as asked by Dr. Hettleman. This includes the Blacksmith building.

Parking spaces 23, 24, appear blocking one another. Tim Sidore acknowledged this and that they both go to the apartment that they are in front of.

Vice Chair Fracht has a concern with the dumpsters being within the riverfront setbacks down back. There were no alternatives presented.

Gotthardt asked about the parking spaces 1 through 6 asking if the parking spaces could be slanted. Parking spaces 1 and 2 are directly behind 62 Main Street. Comments were made stating they only have access to these parking spaces through the property belonging to 64 Main Street.

Gotthardt feels that Sidore needs to obtain in writing that he has easements to access all of these parking spaces. At present, there is no agreement between the owners of 62 and 64 Main Street.

Upon being asked about snow plow operations, Tim Sidore said that in the past the snow was pushed up against their buildings, a mound behind Black Smith Alley past parking space 24. Dr. Hettleman said his plow operator has problems plowing around 64 Main St in the winter and threatens to quit because tenants are parking on his property due to problems with the plowing operations of those that own 62 and 60 Main Street.

Selectman Kluge informed Dr. Hettleman that they have to reach an agreement for them to resolve the issue.

Kiley felt that the layout of this area is bizarre and refers back to the past.

The fence behind the Gambrel is coming down. Dr Hettleman asked where the propane tank that is on town property going. Further, Dr. Hettleman felt Sidore and the town should come to agreement as there are town lands that are not in current use.

Motion to close the public hearing from John Kluge with a second from Kurt Gotthardt. Motion carried.

John Kluge made a motion to approve the plan submitted with one condition; agreement between 64 Main LLC – Dr. Hettleman and Michael Davidson/Tim Sidore on gaining legal access to Lots 1 thru 6, with a second from Kurt Gotthardt. One no, (Bonner) and five in favor. Motion passed.

## VII. BUSINESS DISCUSSIONS

1. Discussed schedule and process for Master Plan. Recent discussion is to have a new plan developed, and not just update the current one.

## VIII. COMMUNICATION

1. Jakes progress – Bruce Bergeron informed Scott they are making good progress on the conditions.
2. Evenchance progress – Received an insurance certificate. Will be sent to the town insurance agent for their opinion. An agreement to cover Town Engineering oversight is under discussion with the developer Ryan Morse.

## IX. NEW BUSINESS

X. NEXT MEETING – December 13, 2017

## XI. ADJORNMENT

Motion to adjourn came from John Kluge with a second from Rita Seto and carried unanimously.