

Town of Enfield
Zoning Board of Adjustment
Craig Daniels, Chairman
October 12, 2010
7 p.m.

PRESENT: Jim Taylor-Public Works Director, Bob Cavaliere, Terry Finsterbush, David Dow, Celie Aufiero, and Paula Rowe-Recorder.

Guests: Andrew Knittle, Scott Sanborn, Edward Karr

Approval of Minutes:

Celie Aufiero made a motion to accept the Minutes of September 14, 2010 as written, second from Terry Finsterbush. Motion carried.

Citizens Forum (7 p.m.):

Andrew Knittle

I. Andrew Knittle will request a Special Exception as provided for under Article IV, Section 401.3P. They wish to be allowed to subdivide their property with less than the required 250 feet of road frontage. The property (Tax Map 6, Lot 10) is located on Follensbee Road in the Rural Residential-Agricultural (R5) District.

Scott Sanborn from Cardigan Mountain Surveys presented for Mr. Knittle providing board members with maps of the property. They can provide 163 feet of road frontage, which is less than the required 250 feet. If the small cemetery frontage was added it would make the required footage and the lot is over 250' feet wide beyond the cemetery boundary. The Upper Valley Land Trust provided correspondence that was read by Director Jim Taylor. The letter expressed favor of this Special Exception and the layout had been worked out with the Land Trust ahead of the meeting. Celie Aufiero questioned the sloping and remarked on the steepness. Mr. Sanborn stated that any building will happen on the more level portion of the lot away from steep and wet areas. Part of the reason for the request was that this layout avoids any wetland impact. One abutter, Mr. Edward Karr was present and said that the land is wet and his well on the back of his land near the edge of this property. He questioned the drainage. Mr. Sanborn explained that this new lot is over five hundred feet from his line.

Vice Chairman David Dow read the ZBA criteria with the board members. All

members present agreed, unanimously, that all four were met by this request.

Celie Aufiero made a motion that this Special Exception as presented by Land Surveys, LLC, written and requested, with the Upper Valley Land Trust release and compliance, be granted. Seconded by Bob Cavalier. Motion carried.

Communications and Miscellaneous

Fall Planning and Zoning Conference – November 13, 2010 in Whitefield, NH.

Next Meeting:

Tuesday, November 9, 2010.

Adjournment:

Motion to adjourn came at 7:35 p.m. from David Dow with a second from Celie Aufiero. Motion carried.