

Town of Enfield

Zoning Board of Adjustment Meeting Minutes



June 26, 2018

DRAFT

1
2 Present: Mike Diehn - Chairman, Kurt Gotthardt; Ed McLaughlin, Tom Blodgett,

3 Regrets: Tim Lenihan

4
5 Guests: Scott Osgood-Town Planner/Zoning Administrator, Denise Shibles (Recording Secretary), Jim
6 Bonner (videographer), Tim Sidore, Brian Degnan, MD, Tim & Barbara Kelleher, David Fracht, Richard
7 Holmquist, Dr. Bruce Hettleman

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9 CALL TO ORDER - 7:00 pm.

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11 I. CITIZENS FORUM – None requested

12
13 II. PUBLIC HEARINGS

14
15 **1. Bruce Hettleman for 64 Main St LLC has requested an appeal in accordance with Article V,**
16 **Section 506 of the Enfield Zoning Ordinance of a Planning Board approval of a Site Plan**
17 **submitted by Ledgeworks In regarding additional residential units at 60 Main St.**

18
19 Ed suggested the audience be asked if it was ok that this hearing was being heard by only four members of the
20 Board. Mike asked the audience and there were no objections.

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22 Dr. Hettleman presented his appeal.

23
24 There was much discussion surrounding whether the Planning Board was aware that NHDOT required a
25 permit for the “passway” being considered to be used as a driveway.

26
27 David Fracht, PB Vice Chair, ~~spoke on behalf of the PB and~~ stated that the PB was not aware
28 of the required permit. They were also unaware there was an existing curb-cut, at first, and believed the
29 “passway” was not being used as a driveway. He feels that they did not come to a resolution to the issue and
30 decided a permit was not required.

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32 Dr. Hettleman is very concerned that the “passway” is not wide enough to be used as a driveway as there are
33 utilities located there and that there is a “line of sight” issue.

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35 Mike asked Kurt, as a dual member of both the Zoning Board and Planning Board, if he felt he should recuse
36 himself and he stated that he does not feel that is necessary. He feels he is within legal rights to stay since the
37 information he has to share was obtained at the Planning Board meeting.

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39 There is a question regarding why the State created a curb-cut at that location.

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41 Tim Sidore, Ledgeworks, doesn't feel the use of the “passway” as a driveway is a new problem. He stated this
42 has been discussed at several Planning Board meetings.

1 Brian Degnan, laundromat owner, reviewed the permit rules (236:13). He sited a section stating that if a
2 driveway hasn't been used for 13 years, it must be reconsidered. He also sited a section stating that if there are
3 utilities in that area you must have ballards surrounding it.
4

5 Jim Kelleher, 56 Main St owner, suggested the Town contact the State asking why they created the curb-cut.
6

7 Richard Holmquist, Main St property owner, stated he has never seen the "passway" used as a driveway. He is
8 concerned with traffic from and onto Main St.
9

10 It was discovered that Dr. Hettleman and Ledgeworks have not reached an agreement regarding the use of the
11 "passway". There is no such agreement.
12

13 The Board is uncomfortable making a decision at this time. Mike decided this appeal will be continued to the
14 next meeting, July 10th. He asked that Scott find out the Boards options: can they attach conditions or simply
15 refer back to the PB, overturn the decision, deny the appeal, etc. (affirm, deny or remand). Mike would also
16 like all links to relative committee meetings and the PB minutes of meetings relative to this case. Ed would like
17 to invite the PB Chair to the next meeting and would like a timeline of discussions between Scott and the
18 NHDOT.
19

20 III. APPROVAL OF MINUTES

- 21 1. Review and approve minutes of June 12, 2018. These minutes were not included in the packet.
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23

24 IV. COMMUNICATION AND MISCELLANEOUS

25 Scott would like to have any/all information, to be shared with other Board members, be sent to
26 him and he will send out to others if relevant. Mike agrees.
27

28 V. NEW BUSINESS

29 Kurt asked if forms on the website could be changed to the OSI forms. That will be done.
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31 VI. NEXT MEETING

32 July 10, 2018
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35 VII. ADJOURNMENT

36 Mike motioned to adjourn. The meeting adjourned at 8:17pm.
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39 Respectfully submitted,

40 Denise D. Shibles
41 Recording Secretary
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