

# Town of Enfield

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## Planning Board Minutes

April 22, 2015



**APPROVED May 13, 2015**

**Present:** David Fracht, Paula Rowe Stone-Recorder and Alternate, Nancy Scovner, Kurt Gotthardt-Secretary, Jim Bonner-Alternate, and Scott Osgood-Town Planner.

**Absent:** Tim Taylor-Chairman, Dan Kiley-Vice Chairman, John Kluge-Selectmen ex-officio.

- I. **Call to order of meeting** at 7:08 p.m. by Secretary Kurt Gotthardt.
- II. **Approval of Minutes**  
Nancy Scovner moved to approve the Minutes of March 25, 2015 as printed. Kurt Gotthardt seconded this. Four members were in favor, motion carried.
- III. **Selectmen's Report**  
John Kluge, Selectman Ex-officio was absent this evening.
- IV. **Conceptual Hearing**  
**Nicholson - Lot line adjustment on Crystal Lake Road.** Surveyor Chris Rollins presented for the Nicholson's. Chris noted that a shed was built over the lot lines and a request will be made as to if the board would accept a lot line adjustment to incorporate the shed all on one owners property. The plan presented has revised lot lines, but with only four feet of setback where the regulations require fifteen feet for the setback. The board felt that this was a zoning issue and Kurt feels that the Nicholson's need to get a variance from the zoning board and suggested that they move the shed back. David would like to see this done before the zoning board first. Mrs. Scovner additionally suggested a building permit be obtained for this.
- V. **Public Hearing**       None.
- VI. **Business Discussions**
  - a) Chris Rollins presented a previously approved plan of a subdivision on Algonquin Road for the Langley's. The Langley's attorney is in need of clarifying the deed by adding detail to the existing lot lines of the previously approved plan for this subdivision. Mr. Rollins has added and edited using proper file numbers for the deed. Mrs. Scovner made a motion to approve the edited Langley Property

3/11/2015 additional descriptions on Lot 54, Revised: 10/8/2010. Jim Bonner seconded this. Motion carried File number P15-04-01

- b) Review Subdivision update - 2009 revision. Planner Osgood is editing with the RSA's. The incorporation is between the RSA's and town regulations. Presentation will have more of a layman's read.
- c) Evenchance Subdivision – Scott noted to the Board that Iskandar has asked a Realtor to market the Evenchance Subdivision. Scott updated the list of conditions the subdivision has outstanding, and included a copy of the conditions with this meeting information packet. One new item is that the Alteration of terrain has expired and an application for a new one has been submitted to DES. No equity for the infrastructure was put up previously, so any future buyer would need to agree to pay for inspection services and complete all the new infrastructure in addition to the outstanding conditions prior to the board giving final acceptance to the plan.
- d) Dog Park Site Plan – Mr. Fracht presented with some minor changes to the Shaker Field Dog Park. Kurt Gotthardt made a motion to appoint alternate Paula Rowe Stone as a voting member to this part of the meeting. Second from Nancy Scovner. Carried. The parking lot, a structure, has been moved back and away from the east property line. The size of the 3 dog arenas have been rounded off, the large dog arena is now a little smaller in the attempt to make the small dog area rounded. This places them more in compliance. This was also a courtesy from them to show this to us. Kurt asked that they place this compliant and modified plan on record with the Town. Planner Osgood suggested that they inform the Selectmen with all of the numbers. Mr. Fracht assured that they would have all measurements on a formal map for file with the Town.
- e) Enfield Self-Storage – Scott Aiken and Nick Aiken. This is on Lovejoy Brook Road. They have built one building and preparing for the second building. They will be investing in pods that are 8 by 16 or 8 by 20. They also have a facility in Lebanon, NH. The board advised the Aiken's to speak with the Public Works Director and earmark on the condition of the road with the trucks going in and out on Lovejoy Brooke Road, as well as the weight of the equipment and vehicles. Mr. Fracht asked about a concrete base and Scott Aiken said that there would not be a concrete base. The board felt that this was slightly a different use.
- f) Family Dollar Drainage – Planner Osgood has formally written a letter for Family Dollar about the drainage. The pervious pavement nor the rain gardens take the water. The roof drainage originally went to the back of the building. But has been redirected to the north side. Downspouts have changed and there are two dry wells that do not take the water. This causes the water to go over the driveway of the adjacent SAU 62 office. This is a problem that has caught the attention of the SAU office. Planner Osgood's draft letter points out that their plan does not and has not worked and they need to do some work. The Planning Board felt that

the town building inspector should act upon this and that this letter should not come from the Town Planner.

**VII. Communication**

Meeting of the EVA Board – Visioning Session as held for the board and committee chairs to focus on what projects they want to focus on.  
Wetland Permit – 382 Shaker Boulevard. No issues on their site.

**VIII. Informational Items**

- a) Lot 44-46. Scott reported on discussion Scott has had regarding the Old Motel Lot. The State would like to see a plan from the town on this.
- b) ZBA Hearing of April 14, 2015. Briefing given by Paula and Kurt.
- c) Preservation Alliance Conference. Grants and building re use were topics of the day long biennial conference.
- d) TMA meeting. Transportation Management Association. Vital Communities. Bus service and tracking was discussed.
- e) Intent to Excavate Inspection done for Conkey and Crate. Greenlinks request is in and will be performed next week
- f) Certificates of Appreciation for retired PB members. Board felt it is a great idea. Scott to follow up.

**IX. Next Meeting**

- a. Regular Planning Board Meeting – May 13, 2015 for a work session on the Subdivision Regulations.

**X. Adjournment**

Nancy Scovner made a motion to adjourn at 9:15 a.m. with a second from David Fracht. Motion carried.