

Town of Enfield

Planning Board Minutes

November 18, 2015



Approved December 9, 2015

Present: Tim Taylor – Chairman, Dan Kiley - Vice Chair, David Fracht, Nancy Scovner, Paula Rowe Stone-Recorder and Alternate, Jim Bonner-Alternate, John Kluge-Selectman, Kurt Gotthardt, and Scott Osgood-Town Planner.

Regrets: None.

Guests: Scott Sanborn, Linda Jones, Tim Lenihan, Doug Smith, Celie Aufiero, Ed McLaughlin, Karen Doran, Nancy Smith, Doug Plumley, Nicole Lovejoy, James Fenn? Southard.

- I. **CALL MEETING TO ORDER** by Chairman Taylor at 7:06 p.m.
Chair Taylor appointed Jim Bonner as a voting member to make the quorum for the meeting.
- II. **APPROVAL OF MINUTES** – October 28, 2015
Selectman Kluge made a motion to approve the Minutes of October 28, 2015 with a second from David Fracht. Motion carried, with two abstentions, Nancy and David, who were not in attendance.
- III. **SELECTMEN'S REPORT** – as reported by Selectman Kluge:
 - Town Clerk's report was in great shape as well as the Tax Collector's report.
 - Update from the Dog Park administration asking for the parking lot to be plowed by the town. The Selectmen were not in favor of this as previously stated.
 - Bob Cusick reported on the NH Food Bank as a representative of the Friends of Mascoma. The NH Food Bank needs three locations. They would like Enfield to be one of the three locations asking to take over the Food Pantry in town hall. The selectmen were favorable to this.
- IV. **CITIZENS FORUM** – None.
- V. **PUBLIC HEARINGS:**
 - 1) **Boundary Line Adjustment 431-447 Methodist Hill between Lots 2-27 and 2-27-1**

Cardigan Mountain Land Surveys, LLC represented Joan Decato and Michael and Luci Wilson in requesting a Boundary Line Adjustment at 431 and 447 Methodist Hill Road at Tax Lots 2-27 and 2-27-1 in the R5 Zoning District.

Planning Admin Osgood reported the application as complete. The board voted to accept the application as complete.

Mr. Sanborn represented Ms. Decato. He discussed the details of the BLA. Noted the new lots meet all zoning. A septic field is absorbed by the new lot. The plan is for a new field to be built and the current one abandoned.

Mrs. Scovner made a motion to approve as Mr. Sanborn demonstrated. A second came from John Kluge. Motion passed unanimously. The Mylar was presented for Planning Board Signature.

2) Public Hearing for a Town Warrant Article regarding a change to the Zoning Regulations regarding Solar Energy.

Amendments to the Enfield Zoning Ordinance regarding Solar Energy Systems presented. The proposed amendments include definitions relating to Solar Energy and details as to allowed uses in the Zoning Districts.

Kurt Gotthardt presented on behalf of the town Energy Committee.

At 7:35 p.m. John Kluge made a motion to open the hearing to the public. This was seconded by Dan Kiley and carried.

Mr. Southland opened with a question on a clarification, followed by Mr. McLaughlin. Tim Lenihan-ZBA commented on Legislation in 2013, and noted his interpretation as stating the town cannot be any more flexible than the State Law RSA 674 VII.

Mr. Kiley pointed out to the public that the Planning Board's part in the proposed Zoning Ordinance is only to see if the board is in favor of this or not.

Mr. Smith **noted he is** not in favor. Karen Doran spoke unfavorably for this warrant, Doug Plumley feels the voters should vote on this and he is in favor of panels, Nancy Smith has recently installed some panels and loves them, Marion asked where the residential districts are, Jim Fenn noted that this language was developed by referring to the Plainfield NH ordinance and stated they adopted this a year and a half ago and is working successfully. It was noted that there is a 100 KW array behind the Canaan hardware store (for comparisons). Tim Lenihan strongly supports leaving this to the legislation already in place. Linda Jones asked if her three places, (2 houses, warehouse) are commercial use of solar panels. Ed McLaughlin felt that this is a very confusing meeting with different answers (community or commercial or coop).

John Kluge made a motion to close the public hearing at 8:17 p.m. with a second from Mrs. Scovner – all were in favor.

Chair Taylor asked the board for their thoughts. Selectman Kluge said he is in favor of residential solar panels, and feels this should include R5. R 1 and R 3 would need protection. He predicted that the town voters will turn this down.

Vice Chair Kiley spoke on allowing this in the Rte 4 District. He stated he would like to see this as a business district, and not become a solar field district. He did not feel the warrant was well written and would have left the 100 kW in the change in the regulation. He felt that State Law trumps.

David Fracht noted he feels solar power is a very good idea and that a large installation is different than a small array. He felt this proposal does not come near giving our board the tools and standards to make a well informed decision and does not support this as written. Mr. Fracht read recommendations he feels can be used to revise the regulations. A copy was provided to the board.

Mrs. Scovner felt that this will dilute our current regulations in the residential areas.

Chair Taylor feels solar power is best and advantageous. Chairman Taylor asked why Special Exception was not brought into this and offered examples of criteria

Vice Chair Kiley said the Zoning Board members are voted on by the community and should reflect the voter's concerns and wishes regarding this warrant.

Nancy Scovner made a motion to find out whether the Planning Board recommends placing this on the Warrant.

Vice Chair Kiley made a motion to recommend the zoning changes as presented by the Energy Committee. Nancy Scovner seconded this. Those in favor were Kurt. Those that opposed were Fracht, Kluge, Taylor, Bonner, Scovner, and Kiley. Motion failed.

Further discussion was held as to the options of any individual providing a revised warrant article. Planner Osgood noted the deadline for submitting changes to Town Ordinance is several weeks away.

3) Public Hearing to consider changes to the Enfield Subdivision Regulations

Amendments to the Enfield Subdivision Regulations were presented. The proposed amendments include revisions to the Regulations to reflect changes in State Law as well as to update the details provided throughout the current regulations. Planning Admin Osgood presented. Most of the changes are new State Laws. A paragraph on Open Space regulations was removed from the Subdivision regulations due to the fact that the Zoning Regulations allow the Open Space concept, and require it in some circumstances. The reference was removed in the Subdivision regulations so as to eliminate any confusion between the two documents. The includes Cluster Development where a development of 10 or more units has to be 50% open space and The Village concept of where 80% open space can be requested. Other changes included changes to requirements for monuments (pins) for boundary lines be changed to require the Standards of the NH Surveyors Standards be followed. Also noted was a new paragraph on where a plan with Regional Impacts will require the town to inform surrounding communities of the plan.

Two typos in the submitted copy of the Regulation were noted for correction.

Planner Osgood noted a concern with the Tables on Town Road Standards. It was agreed to review this for a future amendment to the Sub Division Regulations.

Selectman Kluge made a motion to accept these amendments to the subdivision regulations. Mrs. Scovner seconded this. Motion passed unanimously.

VI. CONCEPTUAL HEARING:

1) Revised Parking at the Greeley House.

Douglas Smith, Member of the Board of Directors of the Enfield Village Association presented the revised parking situation. The building will have a residential tenant and the EVA Board looks to provide additional parking spaces that will not adversely affect the future tenant. A plan with three additional parking spaces with a pervious base and extended driveway was presented. Handicapped parking is not affected. A DES Shoreland Protection Permit will be required. The Board felt that Mr. Smith should go forward with approval from DES.

VII. BUSINESS DISCUSSIONS

- 1) Discussion on Engineering Review on Enfield Street Design Classification.
Planner Osgood noted a concern with the Tables on Town Road Standards. It was agreed to review this for a future amendment to the Sub Division Regulations.
- 2) Sign off on JB Autoworx and Tire SPR conditions.
Chair signed notice off decision with conditions fulfilled.
- 3) Sign off on Berube BLA Conditions
Chair signed notice off decision with conditions fulfilled.

VII. **COMMUNICATION** – None presented

VIII. **INFORMATIONAL ITEMS** – None presented

IX. NEXT MEETING

- a. Regular Planning Board Meeting – December 9, 2015

X. ADJOURNMENT

Motion to adjourn came forward from Chairman Taylor with a second from Mr. Kiley and carried.