

Enfield Planning Board Minutes, April 10, 2024

1 **Enfield Planning Board – Meeting Minutes**
2 **DEPT OF PUBLIC WORKS/MICROSOFT TEAMS**
3 **April 10, 2024**

4
5 **PLANNING BOARD MEMBERS PRESENT:** David Fracht (Chair), Dan Kiley (Vice-Chair),
6 Linda Jones (via Teams), John Kluge (Alternate Select Board Representative), Phil Vermeer,
7 Tim Jennings (Secretary), Brad Rich, Kurt Gotthardt (Alternate)

8
9 **PLANNING BOARD MEMBERS ABSENT/EXCUSED:** Erik Russell (Select Board
10 Representative), Jim Bonner (Alternate and Videographer), Whitney Banker (Alternate)

11
12 **STAFF PRESENT:** Rob Taylor- Land Use and Community Development Administrator,

13
14 **GUESTS:** Betty Plichta, Dan Regan, Sharon Beaufait (via Teams), Dave Beaufait

15
16 **CALL MEETING TO ORDER:**

17 Chair Fracht called the meeting to order at 6:30 p.m. and took attendance, which included a brief
18 introduction of Mr. Kluge as the alternate Select Board (SB) representative present in place of
19 Mr. Russell.

20
21 **PUBLIC COMMENTS:**

22 Ms. Plichta said that last year on Crystal Lake, where she lives, there was a significant draw-
23 down of water, which grounded many boats. She stated that she is concerned about
24 cyanobacteria and that shallower water increases the likelihood of these blooms. She said
25 ensuring the lakes remain safe and understanding how the watershed area affects the lake are
26 essential for Enfield residents and the municipality. She said her hope would be that the town
27 would be willing to work with lake residents regarding cyanobacteria and issues they experience,
28 such as a potential tax benefit for residents who regularly have their septic systems pumped.

29
30 Chair Fracht said that the board is discussing the zoning ordinance re-write, and the regular
31 pumping of septic systems around the lake is something the board is contemplating for a
32 proposed lakeshore zone. He also said that the draw-down for the lake was something that the
33 state had done. Mr. Rich said there had not been notice to residents about the draw-down, and
34 many residents had voiced their concerns to the NH Department of Environmental Services
35 (DES) about it. Mr. Rich also said that he believes the Conservation Commission is working
36 with the state to learn more about cyanobacteria and the watershed.

37
38 Mr. Beaufait commented as a follow-up to some discussion from the Zoning Board of
39 Adjustment (ZBA) meeting that took place last night and the previous Planning Board (PB)
40 meeting, which looked at height limits for nearby towns that have zoning. He commented that as
41 the PB looks ahead to developing zones in the rewrite, having data like this to compare with
42 surrounding towns could help. Chair Fracht commented that the board plans to review nearby

43 zoning regulations, but at this time, the board is going into the public input sessions without
44 preconceived ideas about potential zoning changes. Mr. Jennings reminded board members that
45 at their last meeting, PB members had no objection to him gathering heights for larger buildings
46 in town (such as Enfield Village School and the Great Stone Dwelling, etc.). When he has
47 completed this work, he will bring it back to the board for discussion.

48

49 HEARINGS

50 None.

51

52 CONCEPTUALS

53 None.

54

55 SELECTBOARD REPORT:

56 N/A

57

58 LAND USE ADMINISTRATOR REPORT: Rob Taylor

59 There was a ZBA meeting with a large attendance to continue the hearing review of the proposed
60 Laramie Farms development and a second hearing for a non-conforming shed location on
61 Algonquin Road that would become less non-conforming. The Laramie Farms hearing was
62 continued to the May 14, 2024 ZBA meeting. Mr. Taylor commented that the second hearing for
63 Laramie Farms was civil. The developer also presented updated drawings and renderings based
64 on feedback from the first hearing.

65

66 Mr. Taylor confirmed that the ZBA Chair made a statement at the beginning of the meeting to
67 correct a statement from the first hearing regarding a potential zoning change regarding building
68 height restrictions. Chair Fracht added that the ZBA Chair did an excellent job correcting his
69 statements regarding the actions of the PB.

70

71 Mr. Gotthardt commented that it is difficult for online attendees to see in-person maps or
72 presented items (such as the displays the developer used at the ZBA meeting). Members agreed
73 that the online meeting format does have this issue but is offered as a courtesy and cannot be
74 guaranteed to be available or exactly the same as the in-person meeting.

75

76 Mr. Taylor said a possible developer is interested in the land behind Pellerin Auto, which
77 includes land outside of Enfield. That developer wants to connect to the Enfield municipal
78 system, even for portions of the development outside of Enfield.

79

80 Mr. Taylor circulated the building permit information he had compiled, as asked previously by
81 the PB. Mr. Jennings asked if this would be posted on the website. Mr. Taylor said they do not
82 post it, but it could be done if the SB decides to do so. Chair Fracht noted that it is a public
83 record, but he believed there may be some public objection regarding privacy.

84

85 LEGISLATIVE REPORT: David Fracht

86 Chair Fracht said that tomorrow, the house is voting on a bill that would add three engineers to
87 the NH Department of Transportation (DOT) staff and impose specific timelines for NH DOT to
88 act on driveway permits. He felt it may be likely to pass.

89

90 REVIEW MEETING MINUTES: March 27, 2024

91 Mr. Kiley moved to approve the March 27, 2024, minutes as printed. Mr. Rich seconded. Roll
92 call vote in favor of the motion with one abstention (6-0-1).

93

94 Roll Call Vote:

95 David Fracht (Chair), Dan Kiley (Vice-Chair), Linda Jones (via Teams), Phil Vermeer, Tim
96 Jennings (Secretary), Brad Rich **all voting Yea.**

97 **None voted Nay.**

98 John Kluge (Alternate Select Board Representative) **Abstained.**

99

100 NH HOP GRANT DISCUSSION

101 Mr. Taylor circulated an updated draft map provided by the consultants. Mr. Rich commented
102 that the PB will need to be very clear with members of the public that these maps are draft ideas
103 only. Mr. Gotthardt commented that a larger size, 11x17, would be preferable for the public
104 maps.

105

106 Mr. Jennings said that the zoning map and the meets-and-bounds verbal explanation of
107 boundaries are referenced in the existing ordinance; he asked if the verbal explanation is needed.
108 Chair Fracht said that it would be needed in addition to the map if there are any questions or
109 disputes about the zoning boundaries—similar to the land survey. Overall, members agreed that
110 having both the map and verbal explanation was beneficial.

111

112 Mr. Taylor reminded PB members that they are preparing for the May 9 and 11 community
113 forums, which will be held for feedback on both the zoning rewrite and the next phase of the
114 master plan. The consultants will facilitate the sessions. The forums will have a series of stations
115 around the room and an informal, go-at-your-own-pace format.

116

117 Mr. Taylor has communicated with the Mascoma Lake Association and the Crystal Lake
118 Association presidents to set up a virtual and in-person combined session for feedback from
119 those organizations. The consultants will help facilitate this session.

120

121 Members reviewed the draft discussion questions for the community forums on May 9 and 11.

122 Mr. Beaufait asked if the two lists were parallel between each information session. Chair Fracht
123 clarified that the idea is to give three distinct opportunities for input (May 9 and 11, and another
124 session with the same questions and some more if needed to answer questions online); the three
125 sessions will be about the same. Ms. Beaufait commented that one of the questions reviewed
126 included a hierarchy of importance and that more of these would be helpful.

127

128 Mr. Jennings suggested adding a property overlay to the map of properties under the
129 conservation easement.

130

131 Mr. Regan asked what the lakeshore district is and if it has previously existed. Chair Fracht
132 explained that it is a district around each water body meant to better reflect as-built development
133 (Crystal Lake is R3, and as-built does not match the zone setbacks and minimum lot size).

134

135 Ms. Plichta asked if the community forums are open to the public who own property in Enfield
136 or only to Enfield residents. Mr. Kiley said that they were open to the public, and Chair Fracht
137 confirmed that they want to hear from all community members (including property owners who
138 are not residents).

139

140 Mr. Jennings suggested a color change for the Eastman section of the map, which members
141 agreed with. He also suggested contacting the Eastman Association manager to seek feedback on
142 the creation of their separate district. Chair Fracht said that he would see this as minimal since
143 the Eastman regulations are comprehensive; most members agreed.

144

145 Mr. Gotthardt questioned the green area of the map on the eastern side of I89; he felt that, as
146 presented in the draft, it did not quite make sense and would like to have the exits added.

147 Members discussed potential edits in this map section for the conservation and commercial
148 areas.

149

150 Ms. Beaufait commented that, regarding the May forums, the master plan that has already been
151 developed talks a lot about rural character and housing. She said the recent master plan should be
152 a reference guide to help shape zoning.

153

154 Members agreed to consider adding another, later focus group for Enfield Center residents and
155 business owners to the list of groups to meet with, similar to the lake association meetings
156 planned.

157

158 Members agreed that adding optional contact or address information for community feedback
159 sessions would be helpful.

160

161 **MASTER PLANNING PROJECT**

162

163 **NEW BUSINESS:**

164 **Shedd Street and Johnston Drive Property Discussions per NH RSA 41:14-A**

165 Chair Fracht said that the town is interested in disposing of their parcels at Shedd Street and one
166 on Johnston Drive. Per the RSA listed, all sales must be run by the PB for comments on the
167 sales.

168
169 Members first discussed Shedd Street. Mr. Rich commented that the town has incurred costs to
170 remediate these properties and to sell the properties. Mr. Kluge clarified that the RFP was open-
171 ended for creative uses and did not limit housing proposals. Mr. Jennings asked what zoning in
172 that area permits; Chair Fracht said dense housing is the priority for this area. Mr. Kluge agreed
173 that the SB would not look to accept an offer that does not make sense to the town. Mr. Beaufait
174 commented that a recent SB meeting discussion about the RFP for this property included
175 housing as a high priority to give the SB leeway to make the best choice for the sale (and not just
176 go with the highest bidder).

177
178 Mr. Kiley moved to recommend the Enfield Select Board sell the Shedd Street properties. Mr.
179 Rich seconded. Roll call vote in favor of the motion (7-0).

180
181 **Roll Call Vote:**
182 David Fracht (Chair), Dan Kiley (Vice-Chair), Linda Jones (via Teams), John Kluge
183 (Alternate Select Board Representative), Phil Vermeer, Tim Jennings (Secretary), Brad Rich
184 **all voting Yea.**
185 **None voted Nay.**
186 **None Abstained.**

187
188 Members next discussed Johnston Drive, lot 6. The SB is pursuing the recommendation of the
189 Johnston Drive Property Use Committee (JPUC) to sell the parcel. There were some concerns
190 from members who did not know much about this parcel. Mr. Kluge said that there was a
191 committee that spent time making a recommendation for this property, and the SB supports the
192 work and recommendation of that committee. Mr. Beaufait said that the minutes of the JPUC
193 meetings were online, and he felt the process was very well executed. Ms. Jones said that if she
194 had been on the JPUC, she would not have voted to sell this parcel, and she feels others may be
195 trying to make a compromise to bring money into the town. She said she did not expect that the
196 sale of this property would bring much money into the town; it is short-sighted to sell lake
197 frontage. There was further discussion of previous property sales that harmed the town,
198 gathering information on the property's background and the JPUC's work and their
199 recommendation.

200
201 Mr. Vermeer moved to recommend the Enfield Select Board sell the Johnston Drive property
202 Lot 6. Mr. Kiley seconded. Roll call vote in favor of the motion (5-2).

203
204 **Roll Call Vote:**
205 David Fracht (Chair), Dan Kiley (Vice-Chair), John Kluge (Alternate Select Board
206 Representative), Phil Vermeer, and Brad Rich, **all voting Yea.**
207 Linda Jones (via Teams) and Tim Jennings (Secretary) **voted Nay.**
208 **None Abstained.**

209

210 **OLD BUSINESS:**

211

212 **NEXT MEETING:** April 24, 2024

213

214 **ADJOURNMENT:**

215 Mr. Kiley moved to adjourn at 8:20 pm. Mr. Rich seconded. Roll call vote unanimous in favor of
216 the motion (7-0).

217

218 **Roll Call Vote:**

219 David Fracht (Chair), Dan Kiley (Vice-Chair), Linda Jones (via Teams), John Kluge
220 (Alternate Select Board Representative), Phil Vermeer, Tim Jennings (Secretary), Brad Rich
221 **all voting Yea.**

222 **None voted Nay.**

223 **None Abstained.**

224

225 **The meeting was adjourned at 8:20 pm.**