

**TOWN OF ENFIELD
JOHNSTON PROPERTY USE COMMITTEE**

**MEETING MINUTES
January 26, 2023**

Johnston Property Use Committee (JPUC) Members in Attendance: Nancy L. Smith (via Teams), Bradley Rich, Alice Kennedy (came in late), Nate Miller, Affrille Degoma

JPUC Members Absent: Julie Eckert, Franklin (Bud) Lynch, Jr.

Ex Officio Members in Attendance: Ed Morris, Town Manager

Ex Officio Members in Absent: Kevin Marker, Recreation Director

Called to order at 5:00 PM

Approve Minutes

Ed Morris explained that the date of the minutes was added to the draft minutes that were distributed.

Motion to approve the minutes of January 12, 2023, was made by Nancy Smith and Seconded by Brad Rich. Motion was passed 6-0.

BUSINESS

ZONING REVIEW PRESENTATION

Rob Taylor presented zoning rules and concerns with the Johnston Property. This presentation explained that the property is in the R1 (1 acre residential zone), set back rules for the R1 zone along with Shoreline Protection Act requirements for setbacks, the rules concerning grandfathering of structures, frontage requirements for subdivisions, and variances. In summary this land could be maintained as separate smaller lots with small cabin like structures or merged to create one building lot, that could hold a single residence. Rob also explained that the property could also have one Accessory Dwelling Unit (ADU), and if a proposed zoning amendment passes at Town meeting it would be allowed two ADU's. Rob Taylor advised that the deeds and Right of Ways be looked into because they may affect what can be done. Ed Morris stated that, as explained in a previous meeting, deeds and right of ways do need to be sent through legal review, but it would be best and most cost effective to do that once a decision of what direction of what the Town wants to do with the land is established.

Alice Kennedy asked if the parcel could house a condo unit or other structure with multiple occupancies. Rob discussed that the R1 Zone only allows 1 residential unit per acre without Town Water or Sewer. Ed Morris also interjected that even with a zoning variance getting septic approval from DES for a multiunit structure could be extremely difficult.

TAX ASSESSMENT COMPARRISON

Asked by the JPUC, Ed Morris completed some research on similar properties and what the tax implication would be. Mr. Morris pulled 6 comparable properties from around Mascoma Lake, 4 with homes on them and 2 without. The overall tax bill on an unoccupied piece of land that is 1.5 acres would be around \$10,000 and with a home built on it would be closer to \$20,000. Using the average tax bill of \$17,900 the municipal tax rate would be reduced approximately 1 cent.

Assessment									
	Acres	Structure	Land	Structure	tax bill		Structure	Taxes	
	1.2	House	\$ 286,300.00	\$ 401,000.00	\$ 18,117.24	Average with House	\$ 451,450.00	\$ 21,913.08	
	1.3	House	\$ 527,700.00	\$ 344,900.00	\$ 23,001.74	Average no house	\$ 3,850.00	\$ 9,875.78	
	1.24	House	\$ 330,700.00	\$ 400,900.00	\$ 19,284.98				
	1.38	House	\$ 374,700.00	\$ 659,000.00	\$ 27,248.34				
	1.64	N/A	\$ 367,300.00	\$ -	\$ 9,682.04				
	1.22	Shed	\$ 374,300.00	\$ 7,700.00	\$ 10,069.52				
Average	1.33		\$376,833.33	\$302,250.00	\$17,900.64	Approximately 1 cent on the tax rate if a nice house is built on the land			

If the lots stay separated the value as stated in Map 14 Lot 5 is \$243,000 with a tax cost of \$6101.73.

Ed Morris then explained he expects lakefront properties to be assessed higher with the prices lakefront property has been selling for. He explained that 1.6 acre parcel just sold for 1.6 million dollars and two smaller parcels similar to what is on the Johnston Property now, one with a cabin that needs renovation and one that is falling in on itself just sold for over \$400,000 each. This shows the 1 million dollar valuation in the original proposal, is a reasonable valuation.

PLAN FOR FUTURE RESEARCH AND PROCESS

Nate Miller led a discussion on how the committee wants to plan future process and research. It was decided that the committee would communicate with:

- Abutters
- Friends of the Northern Rail Trail
- Conservation Commission
- Recreation Board
- Master Planning Task Force
- Mascoma Lake Association
- Public

There was a brief discussion about coming up with questions that will be asked to all groups. The discussions revolved around two open ended questions to be careful not to steer the conversation. The two questions decided on is:

1. What is your vision for the future of the property?
2. What concerns do you have regarding this property

Alice Kennedy stated there should be some other questions ready to keep the conversation moving. Ed Morris stated that it would be a good idea to have some questions ready just in case, but the two questions decided upon would be enough for most if not all the groups mentioned. Most of the groups have made comments expressing views in these areas already.

The JPUC then moved towards creating a schedule to complete these discussions. Invitations will be sent by Nate Miller on behalf of the JPUC for the following meetings with the understanding that groups may be moved based on availability:

February 9th
Master Planning Task Force
Recreation Board

February 23rd
Conservation Commission
Mascoma Lake Association

March 9th
Abutters

April 6th
Public comment

After setting the schedule, the JPUC decided they wanted the entire board/committee/commission to be invited for each meeting, not just a spokesperson. It was also decided that the guests would have a seat at the table with the JPUC to have more of a discussion then a question and answer interview.

OPEN COMMITTEE DISCUSSION

Alice Kennedy brought forward a concern about starting at 5:00. The committee decided to move the start time to 5:30 PM with an expectation of meeting until 7:00 PM.

PUBLIC COMMENT

Dave Beaufait asked what Rob Taylor meant by needing to look into the deeds and rights of way's and what problems he expects. Rob Taylor had left the meeting, but Ed Morris answers stating that the deeds and right of way's would need legal review. He reiterated that it would be best and most cost effective to do that once a decision of what direction of what the Town wants to do with the land is established.

Kurt Gotthardt had a few comments:

- He compared the property to the assessments on Ice House Road, thinking this would be a closer comparison, and came up with similar land numbers as presented earlier.
- The 50' Shoreland Protection setback would be from the lake and stream on the property.
- Questioned the legality of the smaller lots that are there now.
- Mentioned that a history of the lot and questions should be sent to the groups being invited to give their opinions.

Next Scheduled Meeting Date/Time: Thursday February 9, 2023 @ 5:30 P.M.

Meeting Adjourned at 6:32