

Town of Enfield

Planning Board Minutes

January 13, 2016



Approved Feb 10, 2016

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

Regrets: Jim Bonner, Alternate.

Guests: Celie Aufiero, Phil Neily, Tim Condon, Skip Nalette, Kim Quirk, Dick Dumez, Jim Fenn, Charles Depuy. Charlie, Alv

- I. CALL MEETING TO ORDER by Chairman Taylor at 7:00 p.m.
- II. Welcome new Planning Board member. Rita Seto has gladly joined the board.
- III. APPROVAL OF MINUTES
David Fracht made a motion to approve the Minutes of December 9, 2015 with a second from Nancy Scovner. Motion carried.
- IV. SELECTMEN'S REPORT – as reported by Selectman Kluge:
SAU Superintendent Patrick Andrew met with the Selectmen to discuss the school budget and bond. He noted Special Education needs are increasing and overall student numbers are decreasing. The budget is going up as well as the town budget. Further the Selectmen discussed the upcoming budget proposed by the Budget Committee.
- V. CITIZENS FORUM – None.
- VI. PUBLIC HEARINGS

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

The ordinance was presented by Charlie Depuy of the Enfield Energy Committee. A copy of the ordinance, with supporting information, a copy of the Town Zoning Map and a Map of the Lots Designated to as qualified to be on the National Historic District Register was available to the attendees.

The public hearing was opened. Discussion ensued with the board. The details of the ordinance were explained by Charlie DePuy. This ordinance is meant to address the Community Net Metering arrays. It is not meant to address the individual smaller scale private arrays which have been installed for many years through the building permit process; a question arose as to whether the R1 district should be included in the allowable zones. The Energy Committee noted that the prior meeting made it clear that residents of the R1 district were very wary of the larger arrays so the committee decided to not include the R1 in the ordinance. It was noted a revised ordinance could be presented next year to identify what area in the R1 district could be considered as acceptable for the Community arrays.

Chairman Taylor closed the public hearing up to public response and back to the board for further procedure. This will be on the town ballot with Planning Board approval.

John Kluge made a motion to accept this with a second from Dan Kiley. One abstention and six in favor.

II. Agents for Global Kayos, LLC will ask for approval of Boundary Line Adjustments and a Voluntary Merger involving Lots 27A, B and C, Map 6 located on Whaleback Mountain Road in the Commercial/Industrial, (C/I) Zoning District.

Skip Nalette of Pathways Consulting presented. They will relocate a right of way and reorganize boundary lines, merging with an end result of 2 lots.

Chairman Taylor opened the hearing up to the public. There was no public input. The board continued discussion.

Nancy Scovner made a motion to accept this as presented. John Kluge seconded this. Motion passed unanimously.

VII. Conceptual Hearing: None.

VIII. Business Discussions

1. Planning Board signoff on subdivision regulations – all members signed. The regulation will be delivered to the Town Clerk for filing
2. Evenchance request for extension – As the board has not finalized the previous (conditions not met), there will be no extension. Draft letter by the Town Planner to be sent to Dan Nash for Alex Iskander.
3. Also discussed the Ordinance that allows no security requirement for infrastructure projects. Board to consider making this option only available if the Board allows it.
4. Discuss Master Plan Update – No recent progress... A schedule to perform the update will be made by Planner Osgood.
5. Site Plan review Table of Contents to be added to the regulations. – Next meeting.
6. Distribution of Zoning Books for 2016 – Planner Osgood handed them out.

IX. COMMUNICATION

1. Grant possibilities – New Hampshire Municipal Technical Assistance Grant Program. Funds are available to help write targeted section of the ordinances to assist with specific categories.
2. Closeout of Food Study grant – Final report has been delivered. Major finding was that a large scale market does not work, but there is a \$20 million market for quality goods sold locally.

X. INFORMATIONAL ITEMS

Zoning Legislation – NH State House is active. Planner Osgood will forward information on bills that affect planning.

XI. NEXT MEETING

Regular Planning Board meeting – February 10, 2016.

XII. ADJOURNMENT

John Kluge made a motion to adjourn at 8:15 p.m. with a second from Nancy Scovner and carried unanimously.