

Town of Enfield

Planning Board Minutes

May 24, 2017



APPROVED JUNE 28, 2017

Present: Dan Kiley - Chairman, David Fracht- Secretary, Kurt Gotthardt, Rita Seto, Nancy Scovner, Paula Rowe Stone – Alternate & Recorder, Jim Bonner- Alternate & videographer, Scott Osgood-Town Planner.

Regrets: Tim Taylor- Vice Chair, and John Kluge-Selectman.

Guests: Sara Schneider, Jay Boucher, Armin Helisch, Lewlie & Rick Barrow, Jim and Barbara Kelliher, Terry and Alyson Ellison, Kathy and Jay Welenc, Rick Holmquist, Tom Green and Keli Green.

I. CALL MEETING TO ORDER

II. APPROVAL OF MINUTES

1. Minutes of April 12, 2017 – Motion to approve , Rita, 2nd by Kurt – Approved unanimously
2. Minutes of May 10, 2017 - Motion to approve , Rita, 2nd by David – Approved unanimously

III. SELECTMEN'S REPORT

Selectman John Kluge was not in attendance to report this evening.

IV. CITIZENS FORUM – Discussion with Owner / Contractor and neighbors of the existing neighborhood on the start of the Evenchance Subdivision road work. (See Item VII)

V. CONCEPTUAL HEARING – None Scheduled

VI. PUBLIC HEARING –

1. Site Plan review – James Kelliher, owner of the Copeland Block, Map 31, and Lot 28 will present a Site Plan for an exterior patio at the 56 Main Street Restaurant.

Motion by Rita Seto to accept the Site Plan Application as complete, seconded by David Fracht.

Motion by Nancy Scovner to open the hearing, seconded by Rita Seto.

Jim Kelliher was present and informed the board of his plans as previously informed last fall. This is for an Exterior Platform at 56 Main St. Decking will be wood on an aluminum frame.

Abutter Rick Barrow asked if he was reimbursing the town for using the sidewalk and he has concerns for parking problems. Site Plan shows the platform is on the applicants land. Mr. Barrow noted continuing use of his parking lot for customers of the restaurant. Mr. Kelliher stated he would ask the restaurant owners to place signs in the restaurant stating the laundromat lot is not public parking. It was further noted that the cars could be towed. It was noted there is parking in the lower lot next to the Building and along Blacksmith Alley.

Mr. Holmquist noted he is allowing parking on his lot, but only for 4 employees of the restaurant.

It was noted the Municipal Lot at Whitney Hall is available and relatively close for restaurant customers to use.

Motion to close the hearing to the public came from Nancy Scovner, with a second from Rita Seto and carried.

Kurt Gotthardt asked Mr. Kelliher the distance across the sidewalk for foot traffic and he said it was 12 feet from the built deck to the curb of the street. Planters will be placed by the edge of the deck. Mr. Kelliher spoke with Chief Crate about the darkness in the public parking areas and sidewalk in the immediate area of the restaurant. Mr. Kelliher said he would be putting up lighting that will direct light downward. Mr. Fracht asked Mr. Kelliher to obtain permission from the town to encroach on the sidewalk and town property. Liquor Laws will be enforced on the property.

Nancy Scovner made a motion to accept the seasonal patio at 56 Main Street; along with the condition that the deck be in place only from May 1st to October 31st, of a calendar year. Kurt Gotthardt seconded this. Mr. Fracht expressed his concerns with the parking situation. Statement made that if the Parking Situation is exacerbated, the Town will be asked to revisit the situation. Motion passed unanimously to accept the Site Plan with the condition that the patio would be in place from May 1 to October 31.

VII. BUSINESS DISCUSSIONS

1. Evenchance Subdivision - Review status of conditions for final acceptance.

A number of residents of Evenchance Road were in attendance. It was noted there will be a noticed public hearing in the future to accept all conditions as complete.

Two items of the 12 included for Conditional Acceptance remain: 1.) hiring of an inspection engineer and 2.) Bonding in place to insure against damage caused by runoff. Ryan Morse of L & M Service Contractors, new owner of the subdivision and infrastructure contractor of the subdivision was present to speak with the public in attendance and the Board.

The Town has solicited and received proposals from three local engineering firms to observe construction to assure quality control is in place throughout the infrastructure process. A meeting will be scheduled with the Town and Owner to choose the firm to perform the Inspection and Observation of the infrastructure work. All costs for the firms work will be paid by the Contractor. This Design firm will also participate in defining the scope and value of the Bond to be provided to cover possible losses due to runoff the work site to neighboring properties and to create and monitor the SWPPP.

Ryan noted there are 29 acres in the main part of the subdivision. One final lot is roughly 110 acres, which is not slated for any subdivision or building at the present time. There are no thru roads. Work is to begin this summer with the cutting of trees. This will be a clear-cut in the section to be developed with selective cutting on the remaining large lot. Ryan noted that the project will be a 'fill in,' project for his crew and be done mostly in the winter. He explained that his company, L&M Service Contracting is doing infrastructure only – not building the houses, however, he may do one house.

The work entails a sewer system connected to the Town system, feeding each lot. They will hook into the sewer system down on Route 4-A.

The residents of Evenchance Road expressed concern with the problem of runoff on to Evenchance Road, as well as those residences on Route 4a. Ryan noted the work requires him, as the contractor, to have a SWPPP, (Stormwater and Pollution Prevention Plan) developed, instituted and monitored throughout the work. Monitoring will be by an independent Engineering firm. They are also

obligated to provide a bond to cover potential damage to the existing lots cause by runoff from his work.

The lots will not be officially recorded or sold until all the infrastructure is built and accepted by the Town. No decision has been made as to what type of homes will be going up.

Ryan noted the Conservation area that abuts this development is directly behind the homes on Evenchance and that he has no current plans with the Conservation area.

Ryan walked the residents of Evenchance through the plans in a separate, concurrent meeting without Planning Board participation. Ryan stated they do not plan on working on weekends.

2. Updated Zoning Ordinance – Kurt noted missing language in the Rte. 4 Solar Zoning addition. Planner Osgood to correct and distribute corrected page.
3. Update to Site Plan Review Regulations – Kurt Gotthardt has reviewed copy and notes on Page 18 highlighted in blue (5.6.3) 5.7.1. Planner is researching an update to the illumination appendix. Update to Subdivision regulations – Planner Osgood will address this in the future.
4. Two positions on the Board are open; one alternate, one member. No current alternates are interested in applying for the position. Chairman Kiley will inform the Selectboard.

VIII. COMMUNICATION

1. Intent to cut Choate Rd, Map 17 Lot 2 – 30 acre lot to be cut out of a total 115.4 acres.
2. Wetlands Permit 45 Caleb Dyer Ln – Lakefront Retaining Wall – Information.
3. TIF Activity – next meeting in early June. Town Planner has been invited to the Selectboard meeting of June 5 to discuss work the TIF Fund could participate in.
4. The new Lakeside Park/Lot DOT work – A preconstruction meeting was held. Contractor suggested starting July 5th; however, plantings need to be done before that.

IX. BUSINESS

Questions raised by Kurt, who presented a flyer, on a Lakeside funding entity. No information on the organization was available. Kurt was asked to follow-up.

X. NEXT MEETING

June 28th, 2017.

XI. ADJORNMENT

Nancy Scovner made a motion to adjourn at 8:15 p.m. with a second from Rita Seto and carried.