

Town of Enfield

Planning Board Minutes

August 23, 2017



APPROVED Sept 13, 2017

Present: Dan Kiley - Chairman, David Fracht- Vice Chair, Kurt Gotthardt, Tim Taylor, Rita Seto, Nancy Scovner, Jim Bonner- Alternate & videographer, Scott Osgood-Town Planner.

Regrets: John Kluge-Selectman , Paula Rowe Stone – Alternate & Recorder

Guests: Brian Degnan

- I. CALL MEETING TO ORDER
- II. APPROVAL OF MINUTES
Minutes of July 26, 2017. Approved by a vote of 4 approved and 1 abstention
- III. SELECTMEN'S REPORT
No report as the Selectboard member was not present.
- IV. CONCEPTUAL HEARING – Brian Degnan, an Enfield Resident, discussed plans for a coffee shop in his newly acquired laundromat building on Main St. The plan is to repurpose the residential unit to the coffee shop and possibly a bakery. It was noted that the space had at one point been a bakery. A Site Plan Review application is expected to be submitted to be heard at the Sept 27 meeting.
- V. PUBLIC HEARINGS – None Scheduled or held.
- VI. BUSINESS DISCUSSIONS
 - 1.) ZBA approval of 60 Main St Special Exception.
Scott noted the ZBA approved a Special Exception at the request of Mike Davidson's firm Ledgeworks Inc,. It was presented by Tim Sodore to have residential ground floor units at 60 Main St in lieu of Commercial Units.
 - 2.) Status of Jakes Market conditions.
Scott noted that a request for an appeal of the Planning Boards Conditional Approval has been filed. It will be heard by the ZBA on Sept 12.
 - 3.) Evenchance Subdivision - Review Bond requirements
Town Planner noted the discussion going on with the Towns Engineering Consultants Pathway Engineers, the Contractor/Owner and Town legal counsel on the specifics of the bond required in the conditional approval of the Evenchance Subdivision. A request will be made to the Town Manager for the draft language to be reviewed by Town Counsel prior to coming to an agreement with the Owner/ Contractor.

- 4.) Update to Site Plan Review Submission Requirements
Kurt recommended adding the following language to section 4.1.1 Major Review Requirements . *The amount of existing and proposed impervious surface located within the fifty (50) foot setback of any river, stream , wetland, lake or public pond”*
The Board discussed the addition of the language and voted by consensus to include it in the Site Plan Review Regulation under section 4.1.1.

- 5.) Update to Subdivision regulations – No new recommendations were suggested.

Town Planner noted that both the modified Subdivision and Site Plan Review Regulations will be posted on the Town Website, with changes highlighted, and on the Planning Board agenda for approval by the Board in a Public Hearing at the next Planning Board meeting, scheduled to be on Sept 13, 2017.

- 6.) Discussion on Master Plan – Town Planner noted work on the Master Plan will begin soon.

VII. COMMUNICATION

1. Wetlands Permit on Crystal Lake was noted. This is a lot near the intersection with Lockhaven Road with very little shorefront.
2. Wetlands Permit for LoveJoy Brook Road was noted. It approved temporarily working in the wetlands with the temporary bridge.

VIII. NEW BUSINESS - None

IX. NEXT MEETING September 13, 2017

- X. ADJORNMENT - Motion to adjourn at 8:10 p.m. and seconded. Motion carried unanimously.