

Town of Enfield

Planning Board Minutes



November 4, 2017
Site Walk to Review parking at 60 Main Street

APPROVED Nov 8, 2017

Present, Dan Kiley – Chairman, John Kluge-Selectman, (at 10:50 +/-), Rita Seto, Jim Bonner- Alternate
Scott Osgood-Town Planner

Regrets: David Fracht- Vice Chair Kurt Gotthardt, Nancy Scovner, Paula- Rowe Stone, Tim Taylor

Guests: Tim Sidore; Ledgeworks, Inc., Bruce Hettleman, abutter

The Site Walk began as scheduled and publicly noticed at 10:00 am.

Tim Sidore delivered updated plans to the Town office a little after 4:00 on Friday, Nov 3. Scott picked up the plans and distributed them to the attendees on Saturday morning prior to the site walk. The plans are full size, 36 x 24”, developed by the surveyor, with a scale of 20 ft. to the inch. There are a number of revisions from the previously presented plans. Tim Sidore noted that the parking space size is 10 ft. by 18 ft. Those present decided to see the physical location of all the spaces in the numeric order they were labeled .

Scott had a measuring wheel which was used to measure each space located on the plan and the physical space.

Spaces 1 & 2, behind 62 Main, were seen to easily fit the space.

Spaces 3 thru 6, west of the blacksmith building were seen to accommodate the space. A tree on the north end may be impacted. Discussion was held on the impact snow coming off the roof of the blacksmith building would do to the spaces. The nose of the spaces is shown to be about 2 ft. from the building.

The group walked around the north side of the blacksmith building and discussed the small shed at the back of the building, approximately 5 ft. by 10 ft. The plan shows this building protruding on the property of 64 Main St, LLC. Bruce Hettleman, of 64 Main St, noted that he has been aware of this and noted that the shed was installed a number of years ago, and said it is not a concern.

Parking spaces 7, 8 and 9, to the east of the blacksmith building were seen to be on a grassy area. Space 7 is shown nestled up to the side of the building with the easterly side barely fitting inside the property line, but fitting in none the less. Space 8 runs in an east west direction and shows the nose of the space to be extending under the one of the porch. Scott noted this interferes with three columns on concrete bases which support the porch. In measuring the land and the plan, the need to go under the porch was questioned, and should be checked by the applicant.

Space 9 shows intrusion on the south side with a low retaining wall, made out of 4 by 4 lumber, the space fit easily, within the retaining wall.

Spaces 10 and 11 are behind 60 Main St. Field measuring showed ample space for these lots.

Space 12 and 13 are shown to be behind the gambrel building. These spaces take over a small fenced in “back yard” and will have the existing fence removed. Space 13 is also seen to potentially block the rear door to the rental unit.

Scott noted there may be some concerns with the building code issues, and stated he would provide a copy of the plan to the Town Building Inspector. Tim noted the door could be moved if necessary.

It was noted that there is a utility pole located west of lot 12, in the Town right of way, and that this could cause difficulty accessing lot 12. It was noted the the access would still be possible.

Space 12’s north line is shown to barely squeeze on to the property, but does none the less.

It was noted that an LPG tank which serves the gambrel is shown on the plan and is located outside the applicant’s property line, on the Town property. Selectman Kluge stated there should be a discussion about this. It was also noted the trash enclosure for the residents is located on the Town land. Mr. Helltleman stated this location causes problems when parked cars prevent the enclosure from being accessed by the trash removal contractor.

Spaces 14 thru 17 are along the west side of the gambrel. It was noted the northern line of Space 14 is seen to extend beyond the property line. All the spaces are seen to begin about 2 feet from the face of the building. (In measuring the plan it is noted that the northern line of lot 15 also extends beyond the property line.)

Concern was expressed about snow coming off the roof, compromising the spaces and damaging the cars.

A question was raised as to if there is a snow storage area for these buildings. None was identified.

Space’s 18 and 19 are seen to fit the spaces

A jersey barrier with a sign on it regarding parking is seen at the south west corner of space 19. This was said to have been placed the by the owner of the Copeland Block.

Spaces 20, 21 and 22 are on the south end of the gambrel. Space 22 has a space located to the east to accommodate a van accessible handicap spot. No concerns were noted with these 3 spaces.

Spaces 23 and 24 are located on the east side of the gambrel. The plan shows these spaces to be 9 ft. wide and located 2 feet off the building. The length of both spaces on the land is in excess of 20 ft. It was noted that at 18 ft. in length, space 24 stops at an easterly door of the gambrel. A longer space would block the door.

Questions were raised about access to these lots. For the car to be parked in space 24, a car in space 23 would block it in completely unless it traverses the Copeland Block property.

Many easements are shown on the plan. Tim noted these easements are included in the plan submission.

Selectman Kluge arrived on set and was given an overview of the site walks.

Discussion was held on maintaining the quality of life, or improving it, with Tim. Discussion was also held on bringing in retail, or maker spaces, or other methods to repurpose the buildings.

The application review will continue at the next Planning Boards meeting on Nov 8, 2017
Meeting adjourned at 11:10 am. Minutes by Scott Osgood, Town Planner