

# Town of Enfield

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## Planning Board Meeting Minutes



May 9, 2018  
**Draft**

**Present:** Dan Kiley; Chair, David Fracht; Vice Chair, John Kluge; Selectman Ex-officio, Rita Seto, Kurt Gotthardt, Paula Rowe Stone; Alternate & Minute Taker, Jim Bonner; Alternate and videographer, Scott Osgood; Town Planning/Zoning Administrator, Ryan Aylesworth; Town Manager.

**Regrets:** Tim Taylor.

**Public:** Tim Sidore, Ledgeworks.

- I. CALL MEETING TO ORDER – Chairman Kiley called the meeting to order at 7 p.m.
- II. APPROVAL OF MINUTES
  1. Minutes of April 25, 2018- Rita Seto made a motion to accept the minutes of April 25, 2018 with a second from Jim Bonner.  
Corrections:  
Under public hearings – take Paula out (she was not a voting member this evening) and put in John with Rita.  
Type at the end of page 1 under Conceptual Hearing.
- III. SELECTMEN'S REPORT  
John Kluge  
Sailboats and moorings at Lakeside Park discussion on spreading them out and note that they already have.  
Police Chief Search – Town Manager would like to go with the process the City Manager of Lebanon used, others suggested MRI and the Town Manager has asked them for a proposal to do this.
- IV. CITIZENS FORUM  
None.
- V. CONCEPTUAL HEARING  
None scheduled.
- VI. PUBLIC HEARINGS
  1. Continuation of application for Site Plan Review of 60 Main St  
Storefront conversion to Residential Apartments.  
Tim Sidore, Ledgeworks was in attendance to present. Propane Tank is in the same place. Considering looking at other energy sources or asking the ZBA for a variance.  
Parking space for number 14, and 15: These will be designated for compact cars, as they designate the space to the appropriate tenant. Kurt felt he may need to go to the ZBA to change this as it would require a variance on the size of the parking spaces (shortening and reducing the physical size). Our variance states 18 feet for each lot. Length for Space 13 is about 14 feet; space 14 is 16 feet, and Space 15 is 16.5 feet. There is one space that is lacking 4 feet. Selectman Kluge said that we could make this a condition on the

approval. Fracht recalculated the parking spaces and came up with a different number. Selectman Kluge pointed out that we have already been there in person and on site and measured the parking spaces with ‘feet on the ground,’ and we do not need to go over this again. It was pointed out that the map layout has changed, whereas Osgood said the copier will change the size slightly. Fracht said Space 8 corner is into the post on the deck of the building. Sidore said it does not correctly show what is on site for this porch and that they can change this and do what is needed. A gate opening for the dumpster is 8 feet, confirmed by Sidore for Fracht. Sidore said he has a good relationship with Casella and he can work with them on this. Fracht saw that the dumpsters are going from 2 to 1. Sidore said that he has discussed this with the police department for assistance in putting up a sign and keeping the trash that appears on the outside of the dumpsters from those who come from other abode’s other than this area and use these dumpsters. Fracht pointed out keeping the area clean and Sidore said the issue was complicated when the town went to trash pickup every two weeks.

Gotthardt referred to a letter from the abutter – Dr. Hettleman about the alley way being used as a driveway. Gotthardt said he would like to see something from the State in writing on their opinion on this driveway, stating additionally if this was grandfathered on this. Selectman Kluge said that we have already discussed this and why are we going over this again. Gotthardt said all he wants is what the State has on this. Kiley inferred to the curb cut that has been there for many years. Gotthardt said we could make this a condition but not a request that could hold up the process.

Rita Seto asked Sidore for his opinion on Mr. Hettelman’s opinion on the 11 foot passway between the buildings. Sidore said that they want to be good neighbors and would resolve any concerns.

Chairman Kiley asked how many want to see the curb cut response from the State – 2 were in favor, 5 were not. This will not be a condition of the final motion.

John Kluge made a motion to accept the plan with the following conditions: Approval from the Selectboard for the intrusion of the 3 parking spaces on Blacksmith Alley and acceptance from the Selectboard for the propane tank and snow storage area be shown on the map legend. Should they get this, they will be able to have the setback and the snow storage legend corrected. (Sidore asked if they change the layout now or later). Parking spaces 1 and 2 will be made to size. The plant will be corrected with these conditions in place. Parking space 13 and 14 intrusion onto town party has to be approved by the Selectboard.

Rita Seto seconded this.

5 members were in favor and 2 opposed. The application was conditionally approved.

## VII. BUSINESS DISCUSSIONS

## VIII. COMMUNICATION

1. Strategic Governance – Chairman Kiley said they met today and are continuing forward with strategic governance. The master plan will not enter into this until July.
2. Osgood spoke on the recent Spring Planning Conference report

## IX. NEW BUSINESS

None

## X. NEXT MEETING

June 27<sup>th</sup>, 2018.

## XI. ADJORNMENT

Motion to adjourn came at 7:50 p.m. from Dave Fracht with a second from Rita Seto and carried.