

**Town of Enfield
Planning Board
Tim Taylor, Chairman
May 25, 2016
7 p.m.**

Those present: Tim Taylor-Chairman, Dan Kiley, John Kluge-Selectman, Dave Fracht, Rita Seto, Nancy Scovner, Paula Rowe-Alternate and Recorder, Jim Taylor-Public Works Director and acting Planning Board Administrator. **Absent:** Kurt Gotthardt.

Guests: Kay Mirski, Steve Fulton, and Amber Boland.

Approval of Minutes of April 27, 2016:

Nancy Scovner made a motion to approve the minutes as written, and Dan Kiley second this. All in favor except for two abstentions.

Public Hearings:

I. Steven J Fulton will ask for a minor subdivision of his property located on Shaker Hill Road (Tax Map 8, Lot 1). He proposes to divide his 11.66 acre lot into two lots of 10.47 acres and 1.19 acres.

Jim Taylor Public Works Director said the application is complete.

Dan Kiley made a motion to accept the application as complete with a second from Nancy Scovner.

Mr. Fulton represented himself and presented his plans to subdivide this lot.

Kay Mirski, an abutter, had a few questions regarding the following: Variance was approved by the Zoning Board and not this board. She asked about the density total and thought the Village Plan requirements should have been followed. She had other questions regarding the approved variance and was referred to the ZBA minutes available on line for her to view.

Chairman Tim Taylor closed the public hearing informing he will reopen to the public after the Board has discussed this if there were more questions.

Dave Fracht proposed a condition to approval that any future subdivision would put the 1.19 acre lot back to the 3 acre lot. Chairman Taylor informed Mr. Fracht that the board cannot do that legally as it takes away the subdividers rights. A variance was granted.

A motion to accept this minor subdivision came forward from Dan Kiley, with a second from Nancy Scovner and passed unanimously.

II. The Town of Enfield will hold a public hearing to present the updated Wellhead Protection Plan.

Amber Boland, Planner/GIS Coordinator for the Upper Valley Lake Sunapee Regional Planning Commission presented using a projector and a packet handout for the board members.

This covered Enfield's Wellhead Protection Plan (WHHP). Ms. Boland presented the reasons for a wellhead protection plan and outlined potential threats to the wellheads. The Board discussed the problem of the majority of the protection area located in another town. Ms. Boland provided the board with new and enhanced verbiage for our Master Plan and presented some options for protecting the wellhead through subdivision and site plan regulations. The Board thanked Ms. Boland for all of her hard work putting this together through her research.

Selectmen's Report:

John Kluge – Selectman, reported. Through truck traffic on Jones Hill - would not be a good idea to restrict this. The Boat launch has been completed, and allowed for the purchase of a dock for boats. The Shaker Village is waiting for the work of Lakeview septic line to start and will probably be upgrading their current infrastructure.

Business:

Barry Dashner Subdivision on George Hill Road. An individual is interested in the property and asked for it to remain one lot. If they decide not to complete the subdivision they will be instructed to write a letter to the Board requesting to withdraw from their approval.

Warren Road Deed Recording. This is an oversight dating back to 1978. The record will be corrected.

Election of Officers:

Chairman Taylor informed the board that due to poor health, he needed to step down from the position of Chairman. Tim Taylor has been the Chairman for well over a dozen years.

Nancy Scovner made a motion for Dan Kiley to become the chairman. John Kluge second this. Motion passed unanimously.

Dan Kiley made a motion for Tim Taylor as Vice Chairman. Nancy Scovner second this. Motion passed unanimously.

John Kluge made a motion, seconded by Tim Taylor, to elect David Fracht as Secretary. All voted in favor.

The Board thanked Jim Taylor for coming back to this board temporarily.

Next Meeting:

The next regular planning board meeting is June 22, 2016.

Adjournment:

Nancy Scovner made a motion to adjourn at 8:30 p.m. with a second from John Kluge. Motion passed.