

**Town of Enfield  
Planning Board  
Dan Kiley, Chairman  
August 24, 2016  
7 p.m.**

**APPROVED AS NOTED Sept 28, 2016**

**Present:** John Kluge-Selectman, David Fracht, Kurt Gotthardt, Rita Seto, Nancy Scovner, Paula Rowe-Alternate and recorder, Steve Schneider-Town Manager, Dan Kiley-Chairman. Jim Bonner-Videographer and alternate.

**Guest:** David Crowe

**I. Chairman Kiley called the meeting to order at 7:04 p.m.**

**II. Approval of Minutes**

Nancy Scovner made a motion to accept the minutes of July 27, 2016. Kurt Gotthardt seconded this. David Fracht would like the third sentence on conceptual hearings clarified. The sentence should read *He proposes a 12 x 12 removable aluminum deck within the town property of a sidewalk*. Roll call vote of the members - passed unanimously with one abstention.

**III. Selectmen's Report**

John Kluge-Selectman reported on the last meeting of the board on August 1st. The selectmen conferred on the water sewer project for Lakeview, which is getting a late start, a small personnel policy change, upcoming auction on town owned property will be at 10 a.m.

**V. Conceptual**

Crowe/Dearman - Home Occupation.  
lives at 784 Route 4-A

David Crowe presented his plans for moving his small home business of diesel fuel injection from Lebanon to his home on 784 Route 4-A. He rents from his son-in-law of Dearman. Mr. Crowe informed that he has 4 machines, UPS daily deliveries and pickups, occasional customer coming and going. The noise of the machines is less than a lawn mower. He will be installing heat, ventilation, door encasing. This property has held a home occupation a couple of times in the past. The board discussed this minor change of use. The board will consider some conditions of approval. Noise will not be a problem - neighbors are not in close proximity. He wants to have a sandwich board type signage. Mr. Crowe already has a building permit.

The next meeting is September 28th, and Mr. Crowe will need to have the information in 21 days before this meeting. This will be presented at a Public Hearing at that time.

## **VI. Public Hearing**

None.

## **VII. Business Discussions**

Lebanon Planning Board - Notice of regional Impact. The City of Lebanon has noticed us the Phase 2 Development of 171 units. The board would like to convey in writing the concerns of traffic. A new State law on accessory dwelling units could double the development, and sewer. **Town Manager Schneider will prepare this letter for the board.**

Zoning Amendments for 2017 Town Meeting - Accessory dwelling unit. We can follow the new State ruling that will take place in June, 2017. Perhaps solicit advice from the Regional Planning Commission who will be providing packets to towns on this new law.

Under Solar ArRays regulations (by right section) Kurt would like to edit the part on the 100 foot restriction line for solar panels. He would like it to say by 100 or more feet by right. This is on Page 24 of the Regulations. Kurt will email this. The Board will act on this soon due to the time frame for getting amendments in for 2017.

## **VIII. Communication**

Knittle/Downing - Wetland Permit. 36 inch culvert on Lockhaven Road near Boys Camp for an intermittent stream. Conservation Commission passed this with concerns of sediment going into Crystal Lake.

Master Plan - Kurt asked for any updates. Town Manager Schneider said Scott Osgood has been working on this.

## **IX. Next Meeting**

Regular Planning Board Meeting - September 28, 2016. Jim Kelleher will be back with a plan for a platform at 59 Main St, and the French property subdivision may be moved forward..

## **X. Adjournment**

Nancy Scovner made a motion to adjourn at 7:50 p.m. David Fracht seconded this and the motion carried by a quorum of the Board.