

Town of Enfield

Planning Board Minutes

September 28, 2016



APPROVED OCT 26, 2016

Present: Dan Kiley - Chairman, John Kluge-Selectman, David Fracht - Secretary, Rita Seto, Paula Rowe Stone-Recorder & Alternate, Jim Bonner- Alternate & videographer, and Scott Osgood-Town Planner.

Regrets: Nancy Scovner, Tim Taylor- Vice Chair, Kurt Gotthardt

Guests: Allen Wilson, Ron Taber, Pam Crowe, David Crowe, Ben Dearman, Jamie Dearman, , Derek Stone, John Pellerin, Phil Neily, Jeff Taylor, Dennis Gagne, Jody Armeden, Mark Limogies, Pat Buccellato, Warren Coughlin.

- I. CALL MEETING TO ORDER at 7:00
- II. APPROVAL OF MINUTES

Motion to approve the minutes of August 24, 2016 from John Kluge with a second from Rita Seto.
Clarification's needed as follows: Remove "cedar" under approval of minutes. Dave Fracht _____.
David Crowe noted diesel fuel injector is not plural it is singular. No 's' on injections.
Motion accepted with the above corrections.
- III. SELECTMEN'S REPORT

Ordinance on display of fireworks was discussed at length. Most were in favor of some kind of ordinance due to the noise and debris they create. The Selectboard will draft an ordinance and are looking at other towns ordinances.
- IV. CITIZENS FORUM – No speakers
- V. VOLUNTARY MERGER
 1. Hawley Drive – Map 47 - Lots 34 & 35 – Case P 16-09-01. Derek Stone in attendance representing the property owners. The application is complete. Per RSA 674:39A, with the paperwork to file with the registry available, it was signed by the Planning Board Chair, and taken by neighbor Derek Stone to have the owners, the Souza's, sign and rerun to the Town Planner who will forward to the Grafton County Registry of Deeds for recording
- VI. PUBLIC HEARING - BOUNDARY LINE ADJUSTMENT
 1. Smith Pond Road – Map 7 Lots 7 & 8 - Case P 16-09-02 – Scott Osgood informed the board that the application is complete. Rita Seto made a motion to accept the application complete with a second from John Kluge. Public hearing opened after motions from the board.
The applicant's surveyor, Ronald Taber of Vermont Geomatics, presented the application to the board. The lot line adjustment is between two lots with the same owner, and will follow the existing stone wall close than the current layOut. One lot will be a bit larger that it is currently.
There were no questions from the public.
Chairman Kiley made a motion to close the hearing with a second from Rita Seto. Motion carried.
There were no questions from the Board.

Rita Seto made a motion to accept this proposal as submitted with a second from David Fracht. Motion carried. The applicant's surveyor will provide a mylar for the Chair's signature, and will be filed by the Town to the Grafton County registry of Deeds.

VII. PUBLIC HEARINGS

1. Home Business – Diesel Injector repair shop - 784 NH Rte 4a – Map 07 Lot 020-001 - Case P 16-09-03. Scott Osgood informed the board that the application is complete. Rita Seto made a motion to accept the application as complete, with a second from John Kluge. Rita Seto made a motion to open to the public, with a second from John Kluge. Motion carried.
David Crowe presented his plans for the board for the home business.
Motion to close the public hearing came forward from Chairman Kiley, John Kluge second this.
Board did not have any questions.
John Kluge made a motion to approve as presented to the board, with a second from Rita Seto and carried. Notice of Decision was signed by Chairman Kiley and will be filed in the Enfield Assessor Property Files.
2. Site Plan Review – Modify propane tank area - Whaleback Mountain Road M6 – Lot 25 - Case P 16-09-04 L25.
Scott Osgood noted the application is complete. Rita Seto made a motion to accept the application as complete, with a second from David Fracht. Motion carried. David Fracht made a motion to open to the public with a second from John Kluge and carried.
Jeff Taylor, newly retired Chief Executive Officer and Executive Vice President of Eastern Propane presented the plan which is for modifying the propane tank storage area. Another company had tanks in the area and have now picked up their tanks, and removed the tank foundation. Eastern will have two, shorter tanks on this property. Phil Neily, Building Inspector for the Town of Enfield and Deputy Fire Chief John Pellerin were in attendance and advised that they have been working closely on Fire Safety with Eastern Propane, LP GAS Equipment Company and on this project. Lebanon Fire Department was involved as they are first call to this area.
John Kluge made a motion with a second from Rita Seto to close the public hearing.
The Board had no questions.
David Fracht made a motion to accept the plan as presented with the condition that a remote detection system which signals to Hanover Dispatch (Hanover Communications Center at the Hanover Police Department) will be installed and have the Enfield Fire Department having signoff on the alarm system installation. Rita Seto seconded this. Motion carried.
3. Both of the following items were tabled until catalog cuts of the exterior lighting are presented.
 - a) Approve conditions of SPR 16-04-02
 - b) Approve conditions of SPR 16-04-01
4. Site Plan Review – Build Garage – 67 Grantham Lane - Map 03 Lot 08-4 - Case P16-09-05. Town Planner said the application was complete. Allen Wilson – surveyor presented for the Stearns. Allen noted a correction is necessary to Amend Lot 08 to 08-4 on the submitted plan. . The project is to building a garage -110 feet by 50 feet Height of 28 feet. This will be for storage of his business – Stearns Septic Service on Grantham Lane. There will be a standing seam roof. Possibly adding gutters.
The board had no questions.
Rita Seto made a motion to approve as presented. John Kluge seconded this. Motion carried unanimously
5. Site Plan Review - Addition to multi-family at 7 Flanders Drive – Map 33 Lot 5-1 – Case P 16-09-06. Town Planner said the application was complete. Motion to accept the application as complete came forward from John Kluge with a second from Rita Seto. Motion carried unanimously.

Motion to open up to the public came forward from Rita Seto with a second from Dave Fracht and carried unanimously. Warren Coughlin owner of the property was in attendance for presentation Coughlin informed the new addition will not have a basement and will be on the side adjacent to Brownie's Auto.

There was no public input.

Motion to close the public hearing came at 7:44 p.m. from David Fracht with a second from John Kluge and carried.

A motion was made and seconded to accept the site plan as presented. Motion carried unanimously.

VIII. BUSINESS DISCUSSIONS

1. Plymouth Planning Board – Notice of Regional Impact – Tenney Mtn Road cellular. The Board saw no reason for any action.
2. Zoning Amendments for 2017 Town Meeting – Scott Osgood asked the Board if they had any ideas or thoughts.
3. Master Plan Update – Scott Osgood has been working on the Master Plan. He is looking at the presentation of the Plan back to the public.
4. Watershed/Wellhead Protection plan – Data is needed. Scott Osgood is gathering this.

IX. COMMUNICATION

1. Intent to Cut - Bog Road - Map 1 Lot 3
2. Intent to Cut - East Hill/Choate Rd – Map 17 Lot 04
3. Intent to Cut - Eastman Hill Rd - Map 06 Lot 13B
4. Intent to Cut - Follensbee Rd – Map 06 Lot 05
5. Intent to Cut - Methodist Hill Rd – Map 02 Lot 27-1
6. Intent to Cut - 159 Choate Road – Map 16 Lot 47

Town Planner noted he attended a meeting with Foresters and the State to review Timber Harvesting RSA's. He noted that our Zoning Ordinance contains restrictions that are contrary to State Law, and thus unenforceable. These involve limiting clearcuts to 10 acres and harvesting on steep slopes. A discussion was held on any action the Board should take. It was recommended revisions to the ordinance be brought forward to the board for consideration to put on the 2017 Town Warrant.

- X. New Business:
None.

- XI. Next Meeting - Regular Planning Board Meeting – October 26, 2016

XII. ADJOURNMENT

John Kluge made a motion to adjourn at 7:58 pm. Rita Seto second this. Motion carried.