

Enfield Planning Board – Meeting Minutes**DEPT OF PUBLIC WORKS/MICROSOFT TEAMS****April 10, 2024**

PLANNING BOARD MEMBERS PRESENT: David Fracht (Chair), Dan Kiley (Vice-Chair), Linda Jones (via Teams), John Kluge (Alternate Select Board Representative), Phil Vermeer, Tim Jennings (Secretary), Brad Rich, Kurt Gotthardt (Alternate)

PLANNING BOARD MEMBERS ABSENT/EXCUSED: Erik Russell (Select Board Representative), Jim Bonner (Alternate and Videographer), Whitney Banker (Alternate)

STAFF PRESENT: Rob Taylor- Land Use and Community Development Administrator,

GUESTS: Betty Plichta, Dan Regan, Sharon Beaufait (via Teams), Dave Beaufait

CALL MEETING TO ORDER:

Chair Fracht called the meeting to order at 6:30 p.m. and took attendance, which included a brief introduction of Mr. Kluge as the alternate Select Board (SB) representative present in place of Mr. Russell.

PUBLIC COMMENTS:

Ms. Plichta said that last year on Crystal Lake, where she lives, there was a significant draw-down of water, which grounded many boats. She stated that she is concerned about cyanobacteria and that shallower water increases the likelihood of these blooms. She said ensuring the lakes remain safe and understanding how the watershed area affects the lake are essential for Enfield residents and the municipality. She said her hope would be that the town would be willing to work with lake residents regarding cyanobacteria and issues they experience, such as a potential tax benefit for residents who regularly have their septic systems pumped.

Chair Fracht said that the board is discussing the zoning ordinance re-write, and the regular pumping of septic systems around the lake is something the board is contemplating for a proposed lakeshore zone. He also said that the draw-down for the lake was something that the state had done. Mr. Rich said there had not been notice to residents about the draw-down, and many residents had voiced their concerns to the NH Department of Environmental Services (DES) about it. Mr. Rich also said that he believes the Conservation Commission is working with the state to learn more about cyanobacteria and the watershed.

Mr. Beaufait commented as a follow-up to some discussion from the Zoning Board of Adjustment (ZBA) meeting that took place last night and the previous Planning Board (PB) meeting, which looked at height limits for nearby towns that have zoning. He commented that as the PB looks ahead to developing zones in the rewrite, having data like this to compare with surrounding towns could help. Chair Fracht commented that the board plans to review nearby

zoning regulations, but at this time, the board is going into the public input sessions without preconceived ideas about potential zoning changes. Mr. Jennings reminded board members that at their last meeting, PB members had no objection to him gathering heights for larger buildings in town (such as Enfield Village School and the Great Stone Dwelling, etc.). When he has completed this work, he will bring it back to the board for discussion.

HEARINGS

None.

CONCEPTUALS

None.

SELECTBOARD REPORT:

N/A

LAND USE ADMINISTRATOR REPORT: Rob Taylor

There was a ZBA meeting with a large attendance to continue the hearing review of the proposed Laramie Farms development and a second hearing for a non-conforming shed location on Algonquin Road that would become less non-conforming. The Laramie Farms hearing was continued to the May 14, 2024 ZBA meeting. Mr. Taylor commented that the second hearing for Laramie Farms was civil. The developer also presented updated drawings and renderings based on feedback from the first hearing.

Mr. Taylor confirmed that the ZBA Chair made a statement at the beginning of the meeting to correct a statement from the first hearing regarding a potential zoning change regarding building height restrictions. Chair Fracht added that the ZBA Chair did an excellent job correcting his statements regarding the actions of the PB.

Mr. Gotthardt commented that it is difficult for online attendees to see in-person maps or presented items (such as the displays the developer used at the ZBA meeting). Members agreed that the online meeting format does have this issue but is offered as a courtesy and cannot be guaranteed to be available or exactly the same as the in-person meeting.

Mr. Taylor said a possible developer is interested in the land behind Pellerin Auto, which includes land outside of Enfield. That developer wants to connect to the Enfield municipal system, even for portions of the development outside of Enfield.

Mr. Taylor circulated the building permit information he had compiled, as asked previously by the PB. Mr. Jennings asked if this would be posted on the website. Mr. Taylor said they do not post it, but it could be done if the SB decides to do so. Chair Fracht noted that it is a public record, but he believed there may be some public objection regarding privacy.

LEGISLATIVE REPORT: David Fracht

Chair Fracht said that tomorrow, the house is voting on a bill that would add three engineers to the NH Department of Transportation (DOT) staff and impose specific timelines for NH DOT to act on driveway permits. He felt it may be likely to pass.

REVIEW MEETING MINUTES: March 27, 2024

Mr. Kiley moved to approve the March 27, 2024, minutes as printed. Mr. Rich seconded. Roll call vote in favor of the motion with one abstention (6-0-1).

Roll Call Vote:

David Fracht (Chair), Dan Kiley (Vice-Chair), Linda Jones (via Teams), Phil Vermeer, Tim Jennings (Secretary), Brad Rich **all voting Yea.**

None voted Nay.

John Kluge (Alternate Select Board Representative) **Abstained.**

NH HOP GRANT DISCUSSION

Mr. Taylor circulated an updated draft map provided by the consultants. Mr. Rich commented that the PB will need to be very clear with members of the public that these maps are draft ideas only. Mr. Gotthardt commented that a larger size, 11x17, would be preferable for the public maps.

Mr. Jennings said that the zoning map and the meets-and-bounds verbal explanation of boundaries are referenced in the existing ordinance; he asked if the verbal explanation is needed. Chair Fracht said that it would be needed in addition to the map if there are any questions or disputes about the zoning boundaries—similar to the land survey. Overall, members agreed that having both the map and verbal explanation was beneficial.

Mr. Taylor reminded PB members that they are preparing for the May 9 and 11 community forums, which will be held for feedback on both the zoning rewrite and the next phase of the master plan. The consultants will facilitate the sessions. The forums will have a series of stations around the room and an informal, go-at-your-own-pace format.

Mr. Taylor has communicated with the Mascoma Lake Association and the Crystal Lake Association presidents to set up a virtual and in-person combined session for feedback from those organizations. The consultants will help facilitate this session.

Members reviewed the draft discussion questions for the community forums on May 9 and 11. Mr. Beaufait asked if the two lists were parallel between each information session. Chair Fracht clarified that the idea is to give three distinct opportunities for input (May 9 and 11, and another session with the same questions and some more if needed to answer questions online); the three sessions will be about the same. Ms. Beaufait commented that one of the questions reviewed included a hierarchy of importance and that more of these would be helpful.

Mr. Jennings suggested adding a property overlay to the map of properties under the conservation easement.

Mr. Regan asked what the lakeshore district is and if it has previously existed. Chair Fracht explained that it is a district around each water body meant to better reflect as-built development (Crystal Lake is R3, and as-built does not match the zone setbacks and minimum lot size).

Ms. Plichta asked if the community forums are open to the public who own property in Enfield or only to Enfield residents. Mr. Kiley said that they were open to the public, and Chair Fracht confirmed that they want to hear from all community members (including property owners who are not residents).

Mr. Jennings suggested a color change for the Eastman section of the map, which members agreed with. He also suggested contacting the Eastman Association manager to seek feedback on the creation of their separate district. Chair Fracht said that he would see this as minimal since the Eastman regulations are comprehensive; most members agreed.

Mr. Gotthardt questioned the green area of the map on the eastern side of I89; he felt that, as presented in the draft, it did not quite make sense and would like to have the exits added. Members discussed potential edits in this map section for the conservation and commercial areas.

Ms. Beaufait commented that, regarding the May forums, the master plan that has already been developed talks a lot about rural character and housing. She said the recent master plan should be a reference guide to help shape zoning.

Members agreed to consider adding another, later focus group for Enfield Center residents and business owners to the list of groups to meet with, similar to the lake association meetings planned.

Members agreed that adding optional contact or address information for community feedback sessions would be helpful.

MASTER PLANNING PROJECT

NEW BUSINESS:

Shedd Street and Johnston Drive Property Discussions per NH RSA 41:14-A

Chair Fracht said that the town is interested in disposing of their parcels at Shedd Street and one on Johnston Drive. Per the RSA listed, all sales must be run by the PB for comments on the sales.

Members first discussed Shedd Street. Mr. Rich commented that the town has incurred costs to remediate these properties and to sell the properties. Mr. Kluge clarified that the RFP was open-ended for creative uses and did not limit housing proposals. Mr. Jennings asked what zoning in that area permits; Chair Fracht said dense housing is the priority for this area. Mr. Kluge agreed that the SB would not look to accept an offer that does not make sense to the town. Mr. Beaufait commented that a recent SB meeting discussion about the RFP for this property included housing as a high priority to give the SB leeway to make the best choice for the sale (and not just go with the highest bidder).

Mr. Kiley moved to recommend the Enfield Select Board sell the Shedd Street properties. Mr. Rich seconded. Roll call vote in favor of the motion (7-0).

Roll Call Vote:

David Fracht (Chair), Dan Kiley (Vice-Chair), Linda Jones (via Teams), John Kluge (Alternate Select Board Representative), Phil Vermeer, Tim Jennings (Secretary), Brad Rich
all voting Yea.

None voted Nay.

None Abstained.

Members next discussed Johnston Drive, lot 6. The SB is pursuing the recommendation of the Johnston Drive Property Use Committee (JPUC) to sell the parcel. There were some concerns from members who did not know much about this parcel. Mr. Kluge said that there was a committee that spent time making a recommendation for this property, and the SB supports the work and recommendation of that committee. Mr. Beaufait said that the minutes of the JPUC meetings were online, and he felt the process was very well executed. Ms. Jones said that if she had been on the JPUC, she would not have voted to sell this parcel, and she feels others may be trying to make a compromise to bring money into the town. She said she did not expect that the sale of this property would bring much money into the town; it is short-sighted to sell lake frontage. There was further discussion of previous property sales that harmed the town, gathering information on the property's background and the JPUC's work and their recommendation.

Mr. Vermeer moved to recommend the Enfield Select Board sell the Johnston Drive property Lot 6. Mr. Kiley seconded. Roll call vote in favor of the motion (5-2).

Roll Call Vote:

David Fracht (Chair), Dan Kiley (Vice-Chair), John Kluge (Alternate Select Board Representative), Phil Vermeer, and Brad Rich, **all voting Yea.**

Linda Jones (via Teams) and Tim Jennings (Secretary) **voted Nay.**

None Abstained.

210 **OLD BUSINESS:**

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212 **NEXT MEETING:** April 24, 2024

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214 **ADJOURNMENT:**

215 Mr. Kiley moved to adjourn at 8:20 pm. Mr. Rich seconded. Roll call vote unanimous in favor of
216 the motion (7-0).

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218 **Roll Call Vote:**

219 David Fracht (Chair), Dan Kiley (Vice-Chair), Linda Jones (via Teams), John Kluge
220 (Alternate Select Board Representative), Phil Vermeer, Tim Jennings (Secretary), Brad Rich

221 **all voting Yea.**

222 **None voted Nay.**

223 **None Abstained.**

224

225 **The meeting was adjourned at 8:20 pm.**