

# **Town of Enfield Planning Board**

**AUGUST 28, 2019 7:00 pm**

**Present:** Jim Bonner-Videographer, Rita Seto, Phil Vermeer, Kurt Gotthardt, Erik Russell, David Fracht, Linda Jones, Rob Taylor, and Paula Rowe Stone-alternate and recorder.

**Absent:** Dan Kiley and John Kluge.

**Guests:** Jim Dufoe, Casey Cantlin, Curt Jacques, Ira Richards

ENFIELD PLANNING BOARD MEETING AGENDA (revised) August 28, 2019 –7:00 pm  
(DPW Building)

**I. CALL MEETING TO ORDER-** David Fracht called the meeting to order at 7 p.m.

## **II. PUBLIC HEARINGS**

A. GooberPick.com (Curt Jacques of West Lebanon Feed and Supply) continued from July 24th meeting. Proposing to locate an 8' x 20' storage "pod" at 554 US Route 4 (Bliss Unlimited LLC- Enfield House of Pizza).

Mr. Jacques was present and provided construction notes on a plat.

Rita Seto, and Eric Russell excused themselves from the hearing. Paula Rowe Stone, Phil Vermeer and Jim Bonner were seated as voting members. This white pod will be on the property of Bliss Unlimited LLC (Enfield House of Pizza). It will be on the left entering the parking lot of the Enfield House of Pizza. There is allowance for parking. The pod will have an awning for true attraction and will not be out of place. A picture was provided to the board to see the building external decor. The unit will be maintained twice a day by the driver who brings the product.

***Phil Vermeer made a motion to accept the siteplan as presented. Linda Jones second this. Passed unanimously.***

## **III. CONCEPTUAL MEETINGS**

1. Thomas Hersey, represented by his Mother – Leafie Casey Cantlin. Mr. Hersey is considering an acquisition of the shopping plaza at 505 US Route 4 (Family Pharmacy). He is interested in converting the building/ use into as many as six apartments. Subject property is located in the Rt 4 Zoning District, the former Brookside Plaza housing the Enfield Family Pharmacy, which is now closed.

Leafie Casey Cantlin spoke for the family project that they have named ----- on behalf of Thomas Hersey, her son. They are looking at purchasing the former Family Pharmacy and converting it into apartments. This is at 505 US Route 4.

Kurt Gotthardt apprised Leafie Cantlin that this Board does not control - - - -. This would need to be brought before the Zoning Board as this is a change of use. A Special Exception will be needed, and if granted, the applicants will need to do a Site Plan Review with the Planning Board.

Linda Jones and David Fracht mentioned that they had hoped for commercial and not residential. Cantlin said she has had inquiries for the building to be a storage unit facility. Fracht suggested a joint site visit of the Board with the ZBA.

This could not be presented to the ZBA until the October 2019 meeting.

Planning Admin Rob Taylor will arrange for this joint meeting.

Fracht feels that this will go through quickly for both ZBA and PB.

Taylor will provide her with a checklist.

2. Aaron Dufoe: Mr. Dufoe owns 2 adjacent lots on Crystal Lake Road (190 and 192). Both lots are on the lakefront. One lot has a SFH as well as a "cottage." The other lot has a SFH built out of two "Yerts." Mr. Dufoe would like to combine the two lots into one. He is willing to discontinue and remove the "Yerts" home resulting in a net loss of one residential unit. He would like to expand the 190 residence to 4 bedrooms and replace the two existing septic systems with a new upgraded single system.

Jim Dufoe presented for his son Aaron Dufoe. This use to be one lot and was split into two lots and want to put them back together again. 2 yurts and a garage on one and a house on the other. They will be removing the yurts. There will be a house and a cottage on one lot. There are 2 septic systems and there will be only one used septic system with hopes of taking the other one out. Fracht informed Dufoe that they have to abide by the setbacks for the new structure. Rita Seto asked if the two driveways will be combined; Dufoe said - - - - - . Taylor advised Dufoe of the permitting process. Dufoe said he was here for guidance.

Planning Admin Rob Taylor added that the house is no longer there and hasn't been for some time. This may mean that they have abandoned the "grandfathered" use.

#### **IV. OLD BUSINESS**

#### **V. NEW BUSINESS**

Kurt Gotthardt would like to see the zoning changes and planning board changes start earlier than usual. He has a couple that he would like to propose. He would like to

change the wording for non conforming lots and the zoning. Phil Neily, Building Inspector and Health Officer, has spoken with Gotthardt, and Taylor about this and could come before the board and explain the definition of use. What if the use is conforming but the lot is not. It is how you use the lot.

Town Manager, Ryan Aylesworth explained how this interpretation should change. The Board understood the problem, via interpretation accompanied by Taylor.

Should also address regulations for subdivisions require certain copies printed in certain inches.

## **VI. COMMUNICATIONS**

NONE.

## **VII. APPROVAL OF MINUTES**

Paula Rowe Stone made a Motion to approve the Minutes of the August 14, 2019 with a second from Phil Vemeer and passed unanimously.

## **VIII. NEXT MEETING – September 11, 2019**

## **IX. ADJORNMENT**

***Motion to adjourn came at 8:31 p.m. from Linda Jones with a second from Rita Seto and passed unanimously.***

Applications are public record and are available at the Planning and Zoning office for review.