

# **Enfield Planning Board Meeting Minutes**

**October 23, 2019 7:00 p.m.**

**Members Present:** Phil Vermeer, Linda Jones, Kurt Gotthardt, Dan Kiley, Erik Russell, John Kluge and Paula Rowe Stone, Jim Bonner

**Staff Present:** Rob Taylor- Land Use and Community Development Administrator

**Members Absent:** Rita Seto, David Fracht

**Guests:** June Rock, Ginny Gossler, Sonny Demers, Lloyd Hackeman, Dr. Theis, Matt Knittle, Douglas Finkle, Tasha Owen.

Vice Chairman Erik Russell called the meeting to order at 7 p.m.

## **I. Public Hearing:**

Just About Anything - General Contracting on behalf of owner Zi Chen of 15 Wescott Road, (Map ID 29, Lot 20-2) has applied for minor site plan review. Subject site is currently a 2 unit multi-family use and the applicants are seeking to create a third unit by partitioning one unit into two. No additional bedrooms will be added )septic system is new and was approved and built in 2019 for 8 bedrooms).

Dan Kiley stepped down from the Board during this hearing as he is an abutter of this property. Kurt Gotthardt made a motion to open the public hearing with a second from John Kluge, motion carried.

Tasha Owen and Douglas Finkle presented to the Board. Two diagrams were presented to the board. The driveway is 55 feet from the garage to the house. This proves no problem with parking, along with a garage for each unit. There is only one change - dividing one of the two apartments into 2, making 3 apartments. Duplex to a tri-plex.

Sonny Demers, 205 Shaker Hill Road, abutter, asked if there would be any security lighting and someone managing the property. They said that there will be lighting on all night in the back and a maintenance manager. Sonny said that this light shines into his bedroom. Douglas Finkle said that this would be an easy fix. The swimming pool is being taken out.

June Rocke, abutter, brought to their attention about water runoff onto her property. Lloyd Hackeman spoke up and said it is coming from this property and not the horse farm.

*Motion to close the public hearing at 7:22 p.m. from John Kluge, with a second from Phil Vermeer and passed unanimously.*

*Motion to approve this hearing as presented by John Kluge, with a second from John Kluge and passed unanimously.*

## **II Conceptual Discussion:**

Matt Knittle - MK Fine Cabinetry Site Plan and Construction discussion. This lot is next to the Mont Calm Golf Course off of Exit 15 I 89. This is a great spot for a commercial business, however, part of this 22 acres is R5. There is a Site Plan Review for this at the next meeting. The Building Inspector Phil Neily cannot approve this until there is a Site Plan Review. Winter is closing in and Knittle would like to expedite before the ground freezes. The Zoning Board has likened this project to a saw mill and they approved a variance for the R5 district involved here.

*The Board agrees that this is a perfect spot for this business and wished him well going forward on this project.*

## **III. Old Business:**

Proposed 2020 Zoning Change- editing by Kurt Gotthardt. Two documents showing the pertinent editing. The Board reviewed these one by one all together. All were in agreement with the fine editing changes that Gotthardt has worked hard providing.

Chairman David Fracht joined the meeting at 7:56 p.m.

Rob Taylor will get together with Kurt Gotthardt and prepare for proposing to the town meeting in March.

## **IV: New Business:**

Rob Taylor brought the board up to date regarding Proposed Elements for the Enfield Master Planning Process on October 18, 2019, by Mike Akillian. Rob Taylor provided the board with a potential Focus Group - Membership Ideas. This group would not consist of any board or commissions members; rather it would be encompassed of a renter, seasonal resident, lifelong or longtime resident, retired professional, someone under 25 years old, parent of school aged children, an Enfield business owner, an Enfield Business Employee, large property owner, a church member, and a non-profit affiliate. This will provide a balance of the group. Akillian would like to expedite forward on this with a meeting. The Board felt a sub committee to select this group that will consist of 8 people. Erik Russell, Phil Vermeer, Dan Kiley will meet with Rob Taylor on Friday to proceed forward with obtaining a Focus Group of 8 people.

## **V. Approval of Minutes:**

*Motion to approve the Minutes of October 9, 2019 with edits came forward from Dan Kiley with a second from Phil Vermeer. The motion to passed unanimously.*

*Motion to approve the Minutes of October 17, 2019 came forward from John Kluge with a second from Dave Fracht. All were in favor with 2 abstentions.*

**V. Next Meeting:**

November 13, 2019 will be the next meeting.

**VI. Communication:**

Robert West has emailed Administrator Taylor explaining his thoughts of the Chairman's involvement on this board, rather that the Chairman should have an employee of this municipality act upon pertinent town official business. He referenced statements in the Minutes, whereas, he-the Chairman reached out to the town's NHMA's legal counsel for an opinion. Also, reference to the Chairman, Town Manager, and Land Use & Community Development Admin will be in charge of the contract and hiring of Mike Akillian, again, Mr. West felt that the paid staff should handle these types of matters and not the Chairman of the Planning Board. Chairman Fracht responded by pointing out that is very much customary for the Planning Board Chair to communicate with the NH Municipal Association for guidance. Just as it is appropriate for staff to access this support.

**VII. Adjournment:**

*Motion to adjourn came from Dan Kiley at 8:49 p.m. with a second from ---- and carried.*

*Applications are public record and are available at the Land Use and Community Development office for review.*