

Enfield Planning Board Meeting Minutes

November 13, 2019 7:00 p.m.

Members Present: David Fracht (chair), Phil Vermeer, Jim Bonner, Linda Jones, Kurt Gotthardt, Dan Kiley, Erik Russell (vice-chair), John Kluge and, Jim Bonner

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

Members Absent: Rita Seto and Paula Rowe Stone

Guests: Matt Knittle (applicant)

I. CALL MEETING TO ORDER:

Chairman Fracht called the meeting to order at 7:01 p.m. Phil Vermeer was elevated to be a full voting member for this hearing.

II. PUBLIC HEARING:

MK Fine Cabinetry (Matt Knittle) has applied for major site plan review to build a 5000 sq. ft. custom woodworking shop at 26 Smith Pond Road in Enfield, NH (map 6, lot 43). Subject property is located in the R5 Residential Zone, however the owner has received a usage variance from the ZBA (Z19-09-02).

Mr. Taylor indicated that the application was complete provided that a landscape plan, an existing and proposed lighting plan were to be presented. Matt Knittle asked for a waiver for a drainage plan as this work was completed by the previous owners when the site was developed (Enfield Land Co.) John Kluge made a motion to approve this waiver and Dan Kiley seconded. The motion passed unanimously.

Mr. Fracht opened the public hearing. At this point Mr Knittle gave an overview of the project. His plan was to be a good neighbor as a small scale, high end woodworking shop. Currently two employees make up the firm in it's current location. He indicated that the vision would be for 5 employees on site in the future. He also would like to diversify his business in the future.

Kurt G. inquired as to the height of the finished building. Mr. Knittle said that the height would be 18' plus a 13" structural panel. Kurt also asked for clarity on the siting of the building. Mr. Knittle indicated that he would be using a building envelope established by the previous owner. Mr. Knittle also indicated that he would be getting a bridge on site rated as to its functional capacity. Mr. Fracht inquired about a "hairpin" corner. Mr. Knittle indicated that trucks have not have not had any problems negotiating this turn.

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At this time a motion to approve this major site plan was offered by Dan Kiley, with a second from Linda Jones. The motion passed unanimously.

III. CONCEPTUAL DISCUSSIONS:

None

IV. OLD BUSINESS:

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V. NEW BUSINESS:

Chairman Fracht presented two ideas to expedite processes of the Planning Board's work. The first was a concept for expediting minor subdivisions. This would require four members of the Planning Board (a sub-committee and quorum of the Board) to review a project. If any abutter objected and wanted a traditional review, the expedited process would cease and the process reverts to a traditional hearing. Another idea is to adopt a "technical review panel" to review minor site reviews. This is a panel of town employees to hear a project outside of the Planning Board. After some discussion of these ideas, the Board felt that they (the Board) are not overburdened at this time so that there is not much need for expediting minor subdivisions. There was some support for a technical review committee concept.

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79 **IX. NEXT MEETING:**

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81 **X. ADJOURNMENT:**

82 Motion to adjourn came from Dan Kiley at 8:44 p.m. with a second from Phil Vermeer.
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