

Enfield Planning Board Meeting Minutes

2020 ZONING AMENDMENTS HEARING AND MASTER PLAN WORK

January 15, 2020 at 7:00p.m. (DPW Building)

Present: Rob Taylor -Community Development, Paula Rowe Stone-Alternate & Recorder, David Fracht-Chairman, Erik Russell, Kurt Gotthardt, Dan Kiley, John Kluge-Selectman, Jim Bonner-alternate & videographer, Ryan Aylesworth-Town Manager.

Excused: Phil Vermeer and Linda Jones

Guests: Christopher Ross, Celie Aufiero, Jason Young, Marileigh Young, James Dufoe

I. CALL MEETING TO ORDER

Chairman Fracht called the meeting to order at 7:03 p.m.

II. 2020 ZONING AMENDMENTS HEARING

Dan Kiley made a motion with a second from Erik Russell to open the Public Hearing. Passed.

Chairman Fracht addressed the Zoning Ordinance Amendments informing that they are mostly housekeeping items with nothing new or added.

Article 2:

Celie Aufiero asked where the 35 feet would start.

Christopher Ross, resident, felt that clarity should be in order in Article 2.

Chairman Fracht added that the Building Inspector should be referred to on the height. The clarity here will be in feet and not 'stories.'

Article 3:

Text removal.

Celie Aufiero asked why this is being deleted. Kurt Gotthardt explained to her that this forces buildings not able to face the road. This deals with the front of the building and the current language does not make sense.

Perhaps a diagram should be added to this Article to show more clarification. Town Manager Aylesworth will consult with the town counsel on the proper way to clarify.

Article 4:

Kurt Gotthardt informed that this will prevent a legal argument.

Article 5:

Delete 406.3 and 412 - this is State mandated and no longer the duty of the Planning Board.

Celie feels that the law states the opposite; though her info is from a couple of years ago. 672.1 was cited. Her concern is for the forestry. Chairman Fracht said the board could vote conditionally and asked Town Manager Ayesworth to consult with town counsel regarding this. This will require a second public hearing.

Article 6:

Celie asked Kurt Gotthardt and felt that it should be left in and not deleted. Remains as presented this evening.

Article 7:

This will add the verbiage of 'and/or the Planning Board'. Comm Dev Admin Taylor already corrected this article and the proper sentence structure 'that is deemed'.

Article 8:

New title correction from Zoning Administrator to Land Use Administrator.

Celie felt this title stands alone and does describe Zoning Administrator. Town Manager Aylesworth explained that Land Use Admin encompasses both. Chairman Fracht suggested Aylesworth talk to the town counsel regarding this.

John Kluge, made a motion to accept the discussion tonight along with legal counsel via the Town Manager, seconded by Dan Kiley, and carried unanimously.

III. APPROVAL OF MINUTES

Minutes of the December 11, 2019 Meeting -

Dan Kiley made a motion to accept the Minutes of December 11 with a second from Kurt Gotthardt. No discussion. Passed unanimously.

Minutes of the January 8, 2020 Meeting

Dan Kiley made a motion to accept the Minutes of January 8, 2020, with a second from Kurt Gotthardt.

Line 71 - Taylor informed he sent the list to the selectmen.

No further discussion.

Motion passed unanimously, with abstentions from Jim Bonner, John Kluge and Dan Kiley.

IV. PUBLIC COMMENTS**V. SELECTBOARD REPORT- John Kluge**

Finances are looking great, Master Plan update reports from David Fracht, seeking grants, updates on the employee personnel policies, draft of town meeting warrant, City of Lebanon water and sewer charge.

VI. CONCEPTUALS DISCUSSIONS

- Chris Ross/ Aaron Dufoe- Crystal Lake Road Lot Merger

Ross provided a power point presentation for his client Aaron and Jim Dufoe.

One building has been demolished, one building renovated, one standing, and one more has been taken down. Currently has 2 connected yurts. There are two lots joining as well. They want to merge the 2 lots and have just one driveway. The reduction will be at 20% of lot coverage if they merge these 2 lots and continue.

This is not conforming.

Chairman Fracht asked about the area of deck space. Kurt asked how far the deck is to the water.

They have grandfathered use with the two lots. Merging would wipe out the grandfather use.

Merging would promote only one grandfather use and leave the question of the setback. This is just another Variance.

1300 square feet is not an accessory use and he will have to go before the Zoning Board with the following issues:

- 50 foot
- 30 acre
- Principle uses

and, nothing meets the 3 acre or the R1.

- Jason Young- Smith Pond Rd. Kennels

He is currently looking at purchasing the kennel and home that is on 8 acres on Smith Pond Road. They would like to have a kennel and dog day care. This property gained grandfather use back in 2001 and would like to know if it will be extended to him for the use of kennel and day care for dogs. The Board did not know of any time limits on the grandfathering of the use. The Board did not feel that he would have any problems doing this new adventure and gave him the go-ahead.

- Others?

VII. MASTER PLANNING WORK

- Updates on the Master Planning "Sub-committees"

Venue planning - Linda Jones was not here this evening to report however, she has sought properties to do this.

Communications - graphic Needs - Chairman Fracht has looked at graphic artists and ready to go to Aylesworth. Domain name enfield-leaps.org .

Data - Task Force membership by category.

Town Manager Aylesworth feels that there should be a large number of people involved in the process and will be sending a brief on this to Chairman Fracht.

- Master Planning Contractor RFQ- David et al. Needs editing, needs suggestions, is anything missing, is there anything we do not want the contractor to do. Kurt Gotthardt asked about GIS overlay identifying lots that are 80% or less than the minimum lot use for the zoning district. Chairman Fracht said he just picked a number and it was 80%. Perhaps show an overlay of those lots that are 50 acres or more.

- Soils
- Steep slopes
- Wetland Setbacks
- Wetland Streams Setbacks
- Conserved lands
- Restricted Lands
- State and Town Owned Lands

Celie suggested water and sewer, habitat, Aquifers? built into mapping.

Study of existing conditions that might be useful in the planning lines. Future development or best suited for development.

Post on the Town website - Enfield's Master Plan Updated. Chairman Fracht said -----
----- . Chairman Fracht has drafted a letter for the public regarding the Enfield Master Plan on behalf of the Planning Board. This could be the intro to the process. It will be the first thing that you see.

The RFQ should be added.

Each committee will act on their own and report to the Planning Board. Taylor will be contact of all of the sub-committee's.

VIII. OLD BUSINESS

- 11 Blacksmith Alley- Owners proposing 2 apartments in this building. Approval for parking spaces have already been met. Note: trash was over-flowing on Monday.

- Discussion on Housing Review Board Letter- All- SB 306 proposes hierarchy Taylor would like the town counsel to inform the Board of his opinion

IX. COMMUNICATIONS

Bog Road failed convert. After several delays from the State and other contention, the town has finished the construction.

Chairman Fracht brought forward that Selectmen's Meeting Minutes are not posted on the town web site and suggested having the web master do this. Taylor said the two meetings of this board that were approved this evening will be posted on the web site this evening.

X. NEXT MEETING – February 12, 2020

XI. ADJORNMENT

Dan Kiley made a motion to adjourn at 9:15 p.m. with a second from John Kluge and carried.