

Enfield Planning Board – Meeting Minutes ZOOM ONLINE MEETING PLATFORM September 23rd, 2020

BOARD MEMBERS PRESENT: Erik Russell (Vice Chair), Kurt Gotthardt, Dan Kiley (Secretary), Linda Jones and Phil Vermeer

BOARD MEMBERS ABSENT: David Fracht, Jim Bonner (alternate and videographer)

STAFF PRESENT: Rob Taylor- Land Use and Community Development Administrator, Barbara Higgins-Recording Secretary

GUESTS: Bobby Oakes (Oakes and Son), Scott Hammond, Celie Aufiero

I. CALL MEETING TO ORDER

Vice Chair Russell called the virtual ZOOM meeting to order at 7:01 p.m. He took a “roll call” of members present for attendance.

II. PUBLIC COMMENTS

None

III. SELECTMEN’S REPORT

None

IV. REVIEW AND APPROVE MEETING MINUTES: September 9th, 2020

Ms. Jones MOVED to approve the September 9th, 2020 Minutes as amended below and presented in the September 23rd, 2020 agenda packet.

Seconded by Mr. Kiley.

Amendments:

Page 2, Line 50, Add Linda Jones as voting Yea to the approval of minutes.

Roll Call Vote:

Dan Kiley, Linda Jones, Phil Vermeer and Erik Russell all voting Yea.

None voted Nay.

** The Vote on the MOTION was approved (4-0).*

V. HEARINGS:

None

VI. CONCEPTUAL DISCUSSIONS:

A. Mr. Bobby Oakes gave his presentation on a building plan for 17 acres of property on Old Route 10 near the Humane Society. The parcel is triangular. Their first idea was a 10,000 square foot warehouse with no loading docks and so no tractor trailer traffic. Oakes and Sons goal is to subdivide and get two shops on the property or put 2 different buildings, approximately 5,000 square feet apiece, on the property.

The property is in the Commercial Industrial zone. One of the buildings would be used for Oakes and Sons business and the other one would be rented out, possibly to other construction businesses as well.

Mr. Taylor said that if they were going to rent out the second building they would not necessarily have to subdivide. That process would take a lot longer and cost more money to accomplish. Mr. Oakes asked that if he did want to subdivide would that be possible? Mr. Kiley said they could always subdivide later if they wanted to. They would just need to make sure the setbacks rules were in order and both buildings could use a shared driveway.

Mr. Oakes also spoke about a property that he is purchasing at 24 Main Street. He would like to add 2 rental units in the garage. The main house already has 3 units in it. Mr. Gotthardt said that Mr. Oakes would need 1 parking spot per unit and that he may want to use a dumpster at the rental site and that would require following the Town's policies on dumpsters.

B. Mr. Scott Hammond gave his presentation on a building plan for 430 US Route 4. He is an Upper Valley Developer who has built single family developments and a subdivision locally. The property is a 1.5 acres lot that he would like to build multi-family units on which would be a change of use from single family to multi-family. The first design, Layout A, consists of 3 buildings with 6 units in each one. Layout B shows 2 buildings with 8 units in each one, with the vision being 16-18 townhouse style rental units. Units would have single stall garages underneath each one, and each unit would have 2 bedrooms with decks overlooking the river. Mr. Hammond is also open to having a bus vestibule put in for the local bus route. This would bring in needed housing units to the Upper Valley and would bring a higher tax revenue to Enfield.

Vice Chair Russell thinks that runoff and drainage would be a concern of the Town of Enfield with the slope running toward the river and something for Mr. Hammond to keep in mind. He also thinks this is a nice project that is right in line with the Route 4 vision.

VII. NEW BUSINESS:

A discussion was had about the Master Plan. Vice Chair Russell thinks it is time to get public feedback for the Master Plan and start the recruitment of a Steering Committee to work on it. Mr. Kiley, Mr. Gotthardt, Mr. Vermeer and Ms. Jones all agreed that a Steering Committee would be the next step.

Vice Chair Russell would also like to go to the Select board for funding for the Master Plan process to be put on the warrant for next year. Mr. Taylor will send the Steering Committee survey out to the public. Mr. Taylor will also send out the Allentown survey to the Board members to review.

VIII. OLD BUSINESS:

None

IX. NEXT MEETING:

October 14th, 2020

X. ADJOURNMENT:

A MOTION was made by Mr. Kiley to adjourn the meeting at 8:15 PM.

The MOTION was seconded by Ms. Jones.

Roll Call Vote:

**Dan Kiley, Kurt Gotthardt, Phil Vermeer, Linda Jones, and Erik Russell, all voting Yea.
None voted Nay.**

** The Vote on the MOTION was approved (5-0).*

Respectfully submitted,
Barbara Higgins
Recording Secretary