

Enfield Planning Board Minutes, Wednesday, January 13<sup>th</sup>, 2021

## **Enfield Planning Board – Meeting Minutes ZOOM ONLINE MEETING PLATFORM January 13<sup>th</sup>, 2021**

**BOARD MEMBERS PRESENT:** David Fracht (Chair), Erik Russell (Vice Chair), Dan Kiley, Linda Jones, and Phil Vermeer

**BOARD MEMBERS ABSENT:** Kurt Gotthardt, John Kluge and Jim Bonner (alternate and videographer)

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

**GUESTS:** Celie Aufiero, Dr. Jerold Theis, Shirley Green, Erin Darra-Right Angle Engineering, Madison A. Hawkins, Christopher Ross, David Cavanaugh-Owner, Jonathan Sisson-Beaver Tracks, LLC

**I. CALL MEETING TO ORDER**

Chair Fracht 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: December 9th, 2020.**

***Mr. Kiley MOVED*** to discuss the December 9th, 2020 Minutes presented in the January 13th, 2021 agenda packet.

***Seconded by Mr. Russell.***

No changes were made to the minutes.

***Mr. Kiley MOVED*** to approve the December 9th, 2020 Minutes presented in the January 13<sup>th</sup>, 2021 agenda packet.

***Seconded by Mr. Vermeer.***

**Roll Call Vote:****Phil Vermeer, David Fracht, Erik Russell and Dan Kiley all voting Yea.****Linda Jones abstained.****None voted Nay.****\* The Vote on the MOTION was approved (4-1-0).****V. HEARINGS: None**

**VI. CONCEPTUAL DISCUSSIONS:** David Cavanaugh-Meadow Lane, Lots 36, 36-1, 40 and 41-Mr. Christopher Ross gave a presentation on a project proposed for land lots on Meadow Lane. He gave an overview of the property as it currently is. There is lakefront access through Lot 36, and which also has 2 dwelling units on it. One of the dwelling units is a seasonal cottage and the other one is a seasonal duplex. There is a single-family residence on Lot 36-1. Lots 41 and 42 have no buildings on them. There are some wetlands in the southwest corner of Lot 41. Some of these lots used to have a boys and girls camp on them back in the 1960s.

Mr. Ross explained the future proposed plan for the Lots. At the north end of Lot 40 will be a parking lot with a total of 35 parking spots. A bath house and maintenance barn will be built next to the parking lot. The parking lot will be shielded from the street with plantings and will be made with an impermeable surface of some kind. They plan on treating any runoff on site. On Lot 36 there will be a large open area with numerous gardens and planting areas. They will also create a water feature out of the drainage area on the lots with paths going around it and more plantings put in.

The duplex that already exists will become a year-round duplex and has already been permitted for. The existing cottage will remain and sometime in the future the lakefront cottage will be re-done. They are planning on adding a building as a gathering area which could also be used for retreats, but not as a wedding venue. There will be numerous walking paths on the lots with no car access to any of the lots, just the parking lot. There are 20 campsites planned out. They have not decided what they will use for the campground sites. They will put a buffer around the wetland area in the southwest corner of Lot 41.

The total acreage of the four lots is 4.62 acres. The campground area will take up 3.2 acres, lot coverage will be 5.6% with the parking lot, buildings, and possible campsites. There will be no running water or electricity to any of the camping sites. All service buildings will be connected to the Town's sewer line.

Ms. Erin Darro from Right Angle Engineering explained that they had done some preliminary analysis of the soils which showed that the soils were suited to sustain the

development. The intent of the design is to enhance and emphasize low impact and sustainability development and utilize vegetation as much as possible.

Mr. Jonathan Sisson from Beaver Tracks, LLC spoke. He is a wetland scientist and a NH certified soil scientist. Where the wetlands are in the southwest corner of Lot 41 there are glacier lake soils. Once you get beyond that area it turns into a sandy soil. As water moves through the lots heading toward the lake it gets soaked up by the soil. An infiltration pond put on the property will soak up any water before it gets into the lake.

Chair Fracht asked if the campground would be open seasonally or year-round? Mr. Ross said that the duplex plans to be year-round and the cottage on the property was where the owner, David Cavanaugh, currently lives year-round. In the future, work will be done on the house near the lake. The house there is planned to be used year-round. According to Mr. Cavanaugh the yoga barn and tent platforms will be seasonal. Chair Fracht asked about the zoning regulations for that area. Mr. Ross said he believed they would be asking for a zoning variance for the project.

Mr. Taylor asked if the owner had spoken to the surrounding neighbors about the proposed project? Mr. Cavanaugh said he has spoken to the neighbors and the majority have been very helpful and supportive so far.

Ms. Darro asked what the Board thought of merging Lots 40 and 41. Chair Fracht said they could do that, and it might help them with setback requirements. Mr. Taylor asked if they were planning on having fire rings at each campsite? Mr. Ross said that it was talked about, in theory.

**VII. NEW BUSINESS:** Chair Fracht said that the Master Plan Task Force has had 2 meetings so far. He gave a report on the meetings that have taken place. He believed the Task Force had a very good representation of the people living in the Town of Enfield.

**VIII. OLD BUSINESS:** Dr. Theis wanted to dispel any rumors about the warrant article that will go before the Town of Enfield during the Town meeting. He has heard that people have said that the warrant article will infringe on people's property rights. He wanted to disabuse that concept immediately. If anyone wants, they can take the opportunity to read RSA 36A which is the RSA that governs Conservation Commissions in the State of New Hampshire. It specifically states that Conservation Commissions are advisory commissions only and have no regulatory authority. The Enfield Conservation Commission was created in 1972 by Warrant Article #14 and therefore, has been in existence for 49 years.

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Chair Fracht responded to Dr. Theis. He said that the Planning Board did not disagree with the Conservation Commission. He also said that if there was someone on the Planning Board who was spreading misinformation, he had not heard of it.

**IX. NEXT MEETING:**

January 27<sup>th</sup>, 2021

**X. ADJOURNMENT:**

*A MOTION was made by Mr. Kiley to adjourn the meeting at 8:00 PM.*

*The MOTION was seconded by Mr. Russell.*

**Roll Call Vote:**

**David Fracht, Phil Vermeer, Dan Kiley, 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