

**ENFIELD PLANNING BOARD**  
**MEETING MINUTES**  
**February 27, 2019**

**Present:** David Fracht Vice Chair, Kurt Gotthardt, Eric Russell, Rita Seto, Jim Bonner videographer and Alternate.

**Regrets:** Dan Kiley, John Kluge, Paula Rowe Stone.

**Public:** Celie Aufiero, Chris McGrody, Thomas Hersey, Leafie Casey Cantlin.

- I.** Meeting Called to Order – David Fracht called meeting to order 7:03pm and roll called Board members present.
  
- II.** Selectmen’s Report – none as John absent.
  
- III.** Citizen’s Forum – none
  
- IV.** Conceptual Hearings
  1. Chris McGrody: potential lot line adjustment and subdivision at M16 L58, 253 Choate Rd; Zone R5. Mr. McGrody presented that he’s looking to close on the 16-acre property and is inquiring to the Board on options for selling acreage to neighboring abutters who are interested. He asked if there are minimum acres to be sold to neighboring abutters? The Board clarified there are no minimum acres – he can sell as many acres as long as his property maintains the 5-acre minimum size. The Board also advised to carefully layout his property and not create any landlocked areas from selling acreage. Mr. McGrody also asked about possible right of way easement to a back lot? The Board advised against that and would prefer if he’s going to subdivide his property to have both parcels meet minimum road frontage of 250ft (which he currently would meet).
  
  2. Jeff Reed: minor subdivision possibility M7, L6 & L8; 161 Smith Pond Road; Zone C. Mr. Reed owns 2 parcels and built a house on L8. He’s looking to sell the other parcel. The deed currently indicates a single lot but the tax map shows 2 separate parcels. The Board noted the deed is what we will refer to and recommended an updated survey plat showing the subdividing line from the town road to move forward with a subdivision.
  
  3. Tom Hersey: possible site plan review needed; M31 L12; 198 US Route 4; Zone CB. Mr. Hersey received an inquiry from Vicki regarding approval for selling pieces of equipment in the yard as there is no record of approval for that use. Mr. Hersey asked the Board what he needs to comply and get approval to sell several

pieces of equipment in the yard. There was some discussion of the current use of the building on the property (retail vs. office). Mr. Hersey currently uses the building as office for his excavating company and would like to expand by selling several pieces of equipment in the yard. The Board recommends Mr. Hersey to apply for a minor site plan review, to develop a To Scale drawing of the property and proposed area for the new added use. The Board advised Mr. Hersey to consult with Vicki to help through the application process and to return for the public hearing.

**V. Business Discussions**

1. Review Planning board Rules of Procedure for adoption.

The Board went through the draft dated Feb. 27, 2019 and made minor revisions to text for clarification. David has the master copy of edits and will provide an updated version to all Board members.

2. New “The Planning Board in NH: A Handbook for Local Officials,” December 2018 copies were distributed to all Board members.

**VII. Communication**

1. Future Master Plan and Zoning Ordinance amendment work sessions. To be tabled to next meeting for discussion.

**VIII. Approval of Minutes**

1. Minutes of December 12, 2018, January 9, 2019, January 21, 2019 and February 19, 2019. There weren't enough Board members present to have quorum for all minutes so approval is tabled to next meeting.

**IX. New Business**

**X. Next Meeting – Wed. Mar. 13, 2019**

**XI. Adjournment – Rita Seto moved to adjourn at 8:45 p.m. with a second from Eric Russell and passed unanimously.**