

Enfield Planning Board Minutes, Wednesday, February 24th, 2021

## **Enfield Planning Board – Meeting Minutes ZOOM ONLINE MEETING PLATFORM February 24<sup>th</sup>, 2021**

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

**BOARD MEMBERS ABSENT:** 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, Kate Plumley Stewart (Selectboard), Jack Wozmak (Interim Town Manager), Chris Turgeon, George Pennacchi, Tom Jellison, Meredith Smith (Mascoma Lakeside Park Committee), Doug Smith (Mascoma Lakeside Park Committee), Jim Taylor (Director of Public Works), Dr. Jerold Theis, Lauren Flood, Bridget Labrie, Sean Lacey (Upper Valley Builders), Leslie Clancy (Abutter), Linda Lacroix, Bob Lacroix

### **I. CALL MEETING TO ORDER:**

Chair Fracht called the virtual ZOOM meeting to order at 7:00 p.m. He took a “roll call” of members present for attendance.

### **II. APPROVAL OF MINUTES: February 10<sup>th</sup>, 2021**

***Mr. Kiley MOVED to approve the February 10th, 2021 Minutes presented in the February 24th, 2021 agenda packet.***

***Seconded by Ms. Jones.***

### **Roll Call Vote:**

**Phil Vermeer, David Fracht, Linda Jones, Kurt Gotthardt, and Dan Kiley all voting Yea. Erik Russell abstained.**

**None voted Nay.**

***\* The Vote on the MOTION was approved (5-1-0).***

**III. PUBLIC COMMENT:** Dr. Theis commented that he received an e-mail from Wendy Weisiger, who is involved with the Society for Protection of NH Forests. She said the ordinance that the Town of Enfield has regarding clear cutting of forests is in violation of RSA 674.1 which does not allow the Towns authority to regulate clear cutting of forests. She suggested that the Town bring their ordinance into compliance with RSA 674.1.

Chair Fracht asked Mr. Taylor if he could investigate this and check with the Town's Attorney or the Municipal Association. Mr. Taylor asked Dr. Theis to send the specifics to him so he could investigate it.

- IV. SELECTBOARD REPORT:** Ms. Kate Plumley Stewart attended the meeting on behalf of the Select board. She reported that they were heading into Town meeting preparation. The Select board meeting was not long but they did constitute a screening committee to help with the potential hire of a Town Manager. The new committee will start meeting on Thursday for the first time and will be working with MRI.

**V. HEARINGS: P21-02-01, The Town of Enfield, NH is seeking minor site plan review approval for the construction and use of public park facilities, including an open-air pavilion at the Mascoma Lakeside Park (MLP). The subject property is located at 197 Main Street, Map 32, Lot 46, and is owned by the Town of Enfield, NH.**

Chair Fracht declared the hearing open and explained the hearing was being held under RSA 674:54.1&2. The statute summary said that land owned by a government entity, is not subject to Town zoning requirements. The statute does give the option for the Town to come before the Planning Board for site plan review.

Ms. Meredith Smith, on behalf of the Town of Enfield and the Mascoma Lakeside Park Committee gave the presentation. She explained that the park was bought with private funds. Assuming that the pavilion would be built this Spring, the Committee would be in the second phase of the park where they will be working on parking and walking paths. It has become the Committee's mission to make sure this park is ADA accessible.

Mr. Paul Mirski donated his architectural services to the Committee and the Committee also has a Master Gardener intern working pro-bono on the plantings. The Sailing Club and the Enfield Village Associations have each committed to donating \$2,000.00 a year toward park maintenance. The Committee voted to have a carry in, carry out trash policy like other state and national parks.

The Mascoma Lakeside Committee partnered with the Sailing Club, the Grafton County Rail Trails, the Skating Club, and the ice fishermen. The plans for the plantings will be all native species. They have also partnered with the NH Lakes Association. They envision this park to be the first public facility that is lake smart. That means that the shoreline will be kept with plantings.

The Committee is currently working on grants to change the parking area to make it lake friendly. The lighting at the park will be dark sky compliant and will use a combination of LED

and solar lighting. The park hours will be from dawn until dusk. Mr. Taylor added that if there were any special events, they would need to get a permit to have the event go on passed dusk.

Mr. Sean Lacey, with Upper Valley Builders, who is building the pavilion, said that Mr. Mirski drew the plans for the pavilion and he was excited about being part of the process. The pavilion was designed to last forever and will be low maintenance. Mr. Steve Patton did all the site work for the pavilion. The pavilion is of 19<sup>th</sup> century Main Street architecture, gazebo style, and will be a landmark for the Town of Enfield for a long time. The building of the pavilion and paving will all be done in the Spring.

The Board was invited to ask questions of the presentation. Mr. Kiley commended the Committee for the ADA facilities. He thought that this park was different from other parks and commented on the operating hours. He did say the Select board would be the ones who would set the hours of the park. He also asked if the Committee would need to get a permit from NH DES for the paving because it was in the shoreline protection area? Ms. Smith said they had obtained all the necessary permits.

Ms. Jones asked if the paving was going to be semi-permeable? Ms. Smith replied that the Committee was hoping to do permeable but the budget for the paving would dictate that. She did point out that they have already dramatically reduced the runoff at the park when they removed the road that went down into the park closest to Town. The Committee is currently waiting to hear about the Land and Water Conservation grant which is \$125,000.00, which will need to be matched. They do need to consider what will be best for wheelchair use.

Chair Fracht mentioned that he had heard that the impermeable surface for paving driveways did not seem to do so well in the area due to sanding in the wintertime. He suggested that the Committee investigate all their options for paving. Mr. Lacey said the paving that had been specked out was only around the pavilion so people could easily access it.

Mr. Gotthardt asked if the Town would be getting a full set of plans for the pavilion? Ms. Smith said the Town already had them. Mr. Gotthardt asked if there was a lighting plan? Ms. Smith said the plan was a work in progress. He also asked if the lighting would be on timers? Mr. Mirski said that they were still working on the light plan and expected that the lights would be on timers. Mr. Gotthardt said that the planting plan that was submitted showed some plantings in the railroad right of way. Ms. Smith said no, and Mr. Mirski said he suggested a thicket of Hawthorns on either side of the railroad right of way. They will work with the State of NH on the plantings.

Mr. Gotthardt asked if there would be porta-pottys at the park? Ms. Smith said that the Grafton County Rail Trail, Town of Enfield, and the Sailing Club planned to share the cost of the porta-pottys. Mr. Gotthardt asked if there was going to be a designated number of parking spots in the

parking lot? Ms. Smith said yes. He also asked what the park was doing about snow removal? Ms. Smith said the Town of Enfield has been plowing the parking lot all along. Mr. Jim Taylor, Director of Public Works, said that they plow toward the rail trail. He believed the State designed the trail so that the snow would be filtered before it drained back into the lake.

Mr. Russell asked if the path going to and from the parking lot to the rail trail was large enough to accommodate the bicyclists? He also asked if there was consideration for a designated space for bicyclists to park in? Mr. Mirski said the trail was very wide. There was not a designated space yet for bicycles. He felt that the parking for bikes should be encouraged to be on the Main Street side. Mr. Gotthardt suggested that maybe a bike rack could be installed on the property so that people would have a specific place to put their bikes when they were using the picnic table.

Chair Fracht asked how many parking spaces there would be and said that he had counted 17 on the plan? He did not believe those were enough parking spaces. He asked if parking could be expanded? Mr. Mirski said that the property was very narrow, and they had to decide between more park or more parking spaces. The Committee decided on long term amenities for the community over parking spaces.

Chair Fracht asked if there was going to be running water at the pavilion? Mr. Lacey said no, there would not be. Chair Fracht asked if there was going to be any picnic tables in the pavilion. Ms. Smith said there would be nothing in the pavilion, it would be an open space. The Committee envisioned different classes or activities taking place in the pavilion. The outside picnic tables could be brought in for use if need be. Chair Fracht said they may need to hose down the pavilion from time to time. Mr. Taylor said the Town had a steam cleaner that they could use, if need be, to clean the pavilion.

Chair Fracht asked about the event tent area and if there was going to be lighting? Ms. Smith said if an event was going to be held there this year, the event organizers may need to bring in their own generator and lights. Chair Fracht opened commenting to the public.

Ms. Leslie Clancy, from 174 Main Street, across the street from the park spoke. She said that she did not believe that the bring in, bring out policy for trash was working. She walks through the park twice a day and sees trash all throughout the park. She picks up trash on her daily walks. She would like to see trash barrels at the park and thinks that if they were emptied on a regular basis that would help with the trash. She also said that there are cars and trucks in the parking lot after dark all the time and therefore she is not sure how the dawn to dusk hours will be enforced. She said if the rule is not enforced people will do what they want.

Ms. Smith said she sympathized about the trash. She said the Town could only commit to emptying the trash once a week, which was not enough. Ms. Clancy asked who would maintain

the plantings put in? She said that what had been put in died. She also asked if there was going to be any security cameras? Ms. Smith said that was a good suggestion.

Further discussion took place about trash removal from the park.

Ms. Linda Lacroix, who lives at 4 Sargent's Street spoke next. She also picks up a lot of garbage down at the park. She also did not think it was a wise idea to have parking down on Main Street. She asked if the pavilion would be usable in the winter? Ms. Smith said yes. Ms. Lacroix thought that snow coming off the pavilion could be dangerous. Ms. Smith said that was why they did not go with a metal roof on the pavilion. Ms. Lacroix was also concerned with bacteria in the lake. She thought that oversight by the police would help things at the park.

Ms. Bridget Labrie has been working with the Mascoma Lake Skating Club. She agreed that parking could be an issue at the park. She thought more conversation about parking should take place.

Mr. Bob Lacroix from 5 Lacroix Lane, agreed that there would be parking issues. He has also picked up trash near the underpass. He said it could be very noisy at times down in the park and said he could hear noise from the park at his home. He said there are times that he can hear people in the park at 1:00am and 2:00am. He also said there were issues with people not picking up after their dogs.

Chair Fracht closed the public hearing.

Mr. Gotthardt said that parking seemed to be a problem in lots of places and might just come with the territory. He was in favor of the carry in, carry out policy as far as trash was concerned. He thought if Main Street allowed parking that would be great. He also thought something inside of the pavilion to sit on would be good.

Mr. Kiley thought this park was a great project. He agreed with Mr. Gotthardt that there were always issues with parking and trash in other areas in Enfield, but he thought the difference with this project was that it was in a neighborhood. He was not in favor of parking on Main Street.

Mr. Vermeer agreed with Mr. Gotthardt and Mr. Kiley's points. He thought the positives outweighed the negatives on this project. He said this was a good conversation and hoped that any issues with the park would be mitigated by the volunteers who have worked on the park plan.

Mr. Russell thought great work had been done with the park and said there will always be issues and hoped they could work to lessen them.

Ms. Jones totally supported the park. She thought the conversation tonight had identified some problems and issues such as security cameras. She thought it was a work in progress and that great progress had been made.

Chair Fracht said his thoughts were in line with the rest of the Planning Board. He said this park was one of the few access points to a large body of water. He thought that the park should move forward.

Ms. Jones wanted it reflected in the minutes that a good discussion took place pointing out suggestions and alternatives about the park. Ms. Jones proposed that the Board have a vote, yay or nay on whether they supported the development of the Mascoma Lakeside Park. Mr. Gotthardt agreed and said they should use the word support and not approve. He said the Planning Board could say they support the work that has been done already and encouraged the Committee to work with the abutters to the park to resolve any issues such as trash, parking, and after hours use. Mr. Kiley, Ms. Jones, and Mr. Gotthardt all agreed.

***Mr. Gotthardt MOVED that the Planning Board was in favor of the Lakeside Park Committee and encouraged them to work with the abutters and various Town departments, such as Public Works, Police, Emergency Services, the Town Manager's Office, and Recreational Department on the trash, parking, and after-hours issues. Seconded by Mr. Kiley.***

**Roll Call Vote:**

**Phil Vermeer, David Fracht, Linda Jones, Erik Russell, Kurt Gotthardt, and Dan Kiley all voting Yea.**

**None voted Nay.**

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

**VI. CONCEPTUAL DISCUSSION: Tom Jellison County Road (Class VI) Access-**Mr. Jellison explained that he bought the property in discussion 20 years ago. He would like to use County Road for access to his property. He said that Morehouse Lane was a hazard to public safety in the winter. With snow and ice on the Road cars would shoot into Route 4.

Chair Fracht said that County Road was a Class VI highway. In order to use it, Mr. Jellison would have to get approval from the Select board for use and then go to the Planning Board for a modification of his site plan.

Mr. Taylor said that they had found a 1984 plan of the subdivision. On the plat that was recorded, in handwriting, it said that the lots could not use County Road. Mr. Taylor said that Mr. Jellison had an appointment to talk to the Selectboard on Monday night. Mr. Jellison indicated that if he could gain access to the Class VI Road, he would incorporate

parking to Moose Mountain at the top of the Road. Mr. Taylor also agreed that Morehouse Road was less than ideal to use.

Ms. Jones said that when County Road became a Class VI Road the Town of Enfield defined them as linear parkways. The town did not want to lose any green space. They would not allow people to upgrade the Roads, even at their own expense. When Ms. Marion Morehouse built on her property, she had been planning on using County Road, but was not able to. That is why she built Morehouse Road, which is very steep.

Mr. Gotthardt told Mr. Jellison that he would need to identify the width of the right of way, physically on the ground. He did not think the Planning Board had legal jurisdiction over the Road. He believed the Town would require the Class VI Road to be upgraded if residents were going in there. Permission for the driveway curb cut would be with the State of NH. Mr. Chris Turgeon said that if there was already a Class VI Road there, no curb cut request would be needed.

Chair Fracht asked if there was anything in the property deed regarding the use of the Class VI Road? Mr. Jellison said no. Mr. Kiley said he did not believe the Planning Board had any power to stop the use of the Class VI Road. Mr. Vermeer agreed with Mr. Gotthardt and Mr. Kiley. He thought using Morehouse Road was a safety issue. If the Select board approved it, he would agree.

Mr. Russell thought the plan seemed reasonable. Ms. Jones said she had no objection with Mr. Jellison using County Road. Chair Fracht said he felt that Mr. Jellison was heading in the right direction.

**VII. NEW BUSINESS:** None

**VIII. MASTER PLANNING TASK FORCE UPDATE:** Chair Fracht gave an update on the Master Planning Task Force. He said he believed that the group had decided to work in smaller groups to better accomplish their work.

**IX. OLD BUSINESS:** None

**X. COMMUNICATIONS:** Mr. Taylor advised the Board that the Zoning Board had an appeal on Crystal Lake Road coming up. The hearing was set for May 20<sup>th</sup>, 2021.

**XI. NEXT MEETING:** March 10th, 2021

**X. ADJOURNMENT:**

***A MOTION was made by Ms. Jones to adjourn the meeting at 9:30 PM.  
The MOTION was seconded by Mr. Gotthardt.***

**Roll Call Vote:**

**David Fracht, Phil Vermeer, Dan Kiley, Erik Russell, Linda Jones, and Kurt Gotthardt all  
voting Yea.**

**None voted Nay.**

***\* The Vote on the MOTION was approved (6-0).***

Respectfully submitted,  
Barbara Higgins  
Recording Secretary