

Enfield Planning Board – Meeting Minutes
ZOOM ONLINE MEETING PLATFORM
March 24th, 2021

BOARD MEMBERS PRESENT: David Fracht (Chair), Dan Kiley, Linda Jones, Kurt Gotthardt, John Kluge, and Phil Vermeer

BOARD MEMBERS ABSENT: Erik Russell and Jim Bonner (alternate and videographer)

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

GUESTS: Kate Plumley Stewart (Selectboard), Robert Lacroix, James Buffington (Abutter), Shara Buffington (Abutter), Heather Warren (Abutter)

I. CALL MEETING TO ORDER:

Chair Fracht called the virtual ZOOM meeting to order at 7:03 p.m. He took a “roll call” of members present for attendance.

II. APPROVAL OF MINUTES: February 24th, 2021

Mr. Kiley MOVED to approve the February 24th, 2021 Minutes presented in the March 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.

John Kluge abstained.

None voted Nay.

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

III. PUBLIC COMMENT: None

IV. SELECTBOARD REPORT: Mr. Kluge gave the Select board’s report. The Select board has been working hard to hire a new Town Manager. The sub-committee interviewed several people and forwarded three candidates to the Select board to interview. They liked one of the candidates, made an offer but it did not work out. They will be going back to the drawing board and MRI will advertise the position again and hopefully the sub-committee will go through the initial candidates again. Mr. Kluge said one thing that was working for the Town of Enfield was that the Town

Administrator petition article did not pass so the position will be a Town Manager position.

The agenda was taken out of order while the Board waited for the applicant to appear at the hearing, he was having computer issues.

VI. CONCEPTUAL DISCUSSION: None

VII. MASTER PLANNING TASK FORCE UPDATE: Chair Fracht reported that the Master Planning Task Force has met twice since the last Planning Board meeting. The Task Force has broken up into 2-person sub-committees. The sub-committees are as follows: Land Use, Visioning, Economic Development, Transportation, Housing, and Demographics. Ms. Lindsay Smith and Mr. David Fracht are co-chairing the Task Force.

Chair Fracht said that at the last meeting, the Demographics sub-committee gave a presentation on the demographic of the Town of Enfield. He also said that the Task Force will have a table at the Farmer's Market this year in Enfield and each sub-committee will create some form of public interaction and will, most likely, each attend 2 Market dates. Mr. Gotthardt said that he received from the State of NH a community profile of every Town in the state. He said he had back copies and he could email the Demographic sub-committee if they wanted it. Mr. Vermeer said that would be great if Mr. Gotthardt could email them to him.

V. HEARINGS: P21-03-01, Robert Lacroix is applying for minor subdivision approval to create two lots (Lot #1 is to be 2.169 acres and Lot #2 is to be 44.383 acres). Subject property is currently 46.5 acres in total and is located at 453 US Route 4 (Tax Map 14, Lot 69) and is owned by the LaCroix Revocable Trust (Robert A. LaCroix-Trustee).

Mr. Lacroix gave his presentation for a minor subdivision approval. The plat for the property was put up on the screen. Mr. Lacroix explained how he wanted to sub-divide the two pieces of property. He said he wanted to take the property that the sales office and detail shop bays were on and separate it from the large parcel of property that sits directly in the back of that lot. He then wanted to attach the large lot to 36-10 which was the entrance off Lovejoy Brook Road.

Mr. Gotthardt asked if Mr. Lacroix could show him where the new boundary lines were going to be, and which ones were going to be eliminated? Mr. Lacroix explained where the lines would run from. The plat was used to show where the lines were and would be.

Ms. Jones asked what the purpose was of extending the right of way? She asked if this was to let people come in off Lovejoy Brook Road? Mr. Lacroix said he thought that could happen in the future.

Mr. Kiley asked what the Road frontage was on Lovejoy Brook Road? They discussed the Road frontage off from that road and Route 4. For sub-division purposes, the Board said that Mr. Lacroix would need to consider Lovejoy Brook Road his road frontage for the large lot. The Board continued to discuss the access to the large lot in the back and the road frontage.

There were no more questions or comments from the Board and no questions from the abutters. Chair Fracht declared the public hearing closed.

Mr. Kiley MOVED that the Planning Board approve the minor subdivision to create two lots (Lot #1 to be 2.169 acres and Lot #2 to be 44.383 acres). Subject property is currently 46.5 acres in total and is located at 453 US Route 4 (Tax Map 14, Lot 69) and is owned by the LaCroix Revocable Trust.

Seconded by Mr. Kluge.

Roll Call Vote:

Phil Vermeer, David Fracht, Linda Jones, John Kluge, Kurt Gotthardt, and Dan Kiley all voting Yea.

None voted Nay.

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

VIII. NEW BUSINESS: Mr. Kiley said that part of the agreement to do meetings by Zoom was that there was supposed to be a physical location for these meetings as well. Chair Fracht said that requirement had been waived. Mr. Kiley said that was his interpretation and the School Board's interpretation. Ms. Stewart said the Town and the School Board had differing opinions on this subject and said the Town's interpretation was difference. If there was a question, it could be sent to interim Town Manager Wozmak for an answer.

Mr. Gotthardt said he was looking for the access regulations for right of ways. Mr. Taylor said he would look for where it was and let Mr. Gotthardt know.

IX. OLD BUSINESS: None

X. COMMUNICATIONS: Mr. Taylor advised the Board of an upcoming Planning Board hearing request in May for a new cellular tower. There will also be a hearing for Mr. Tom Jellison's request coming up.

XI. NEXT MEETING: April 14th, 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