

Enfield Planning Board

June 26 2019 - 7 p.m.

Present: Phil Vermeer-alternate, Jim Bonner-alternate, Paula Rowe Stone - alternate and recorder, Kurt Gotthardt, David Fracht-Chairman, Dan Kiley, Erik Russell, Linda Jones, and Rob Taylor-Land Use & Community Development Administrator. Absent: John Kluge-Selectman, Rita Seto.

Guests: Diane Martin, Peter Martin, Casey Cantlin, Thomas Hersey, Dan Evans, William Johnson, Barbara Ruel, Robert Lacroix, Curt Jacques, Ira Richards, Alv ELvestad, Ryan Aylesworth-Town Manager.

Chairman Fracht called the meeting to order at 7 p.m. Chairman Fracht announced the new comers - Linda Jones, Rob Taylor-and Use & Community Development Administrator, and Phil Vermeer. Chairman Fracht asked all members to introduce themselves. Chairman Fracht said he was going to make some changes as the new leader.

Citizens Forum - Barbara Rule, who did not appear for her public hearing on May 22, 2019, asked to be heard this evening. The Board will speak with her as a Conceptual Meeting.

Selectmen's Report - Not available this evening from Selectman, John Kluge.

PUBLIC HEARING

Opened with Thomas Hersey, Site Plan review needed for M31 L12; 198 US Route 4; Zone CB. Mr. Hersey presented to the Board showing his mapped data. Chairman Fracht pointed out that Peter Martin, an abutter of the private road between the Martin property and Hersey, was not previously noticed for this Hearing. Chairman Fracht apologized to Mr. Martin and Mr. Martin accepted. At this time, Chairman Fracht read a memo from Louise Desrochers-Hawthorne an abutter to the Hersey property. Desrochers-Hawthorne had questions pertaining to noise, lights shining into her house, hours of operation, noted equipment repairs that bring hazardous waste, noted the CB district does not cover the entire parcel. Other issues raised included erosion, water run-off and boulders falling onto her property.

Leafie Casey Cantlin, realtor and mother of Thomas Hersey, assisted with presentation of this Site Plan review. Cantlin said the easement was addressed in 2003. Mr. Hersey said that there is no erosion, as he checks daily. Chairman Fracht felt that the board should make a site visit to this property. Ms. Cantlin will assist with showing where the property lines are. Dan Kiley pointed out that the water comes from the town water tank, across the road, across Hersey/Cantlin property, Hawthorne's, to the river down over Oak Grove Street.

Linda Jones made a motion to continue this hearing with a Site Visit at 6:30 p.m. on July 10th, 2019, reconvening with this Hearing. Second from Dan Kiley and unanimously passed.

CONCEPTUAL MEETINGS

Dan Evans (DJD Associates) is considering subdividing Tax Map 6, Lot 13B at 32 Furlow Lane. He would like to divide the 47.5 acre lot into two parcels: one parcel in the Commercial/Industrial District and the other parcel in the R5 District. Dan Evans presented this to the Board. Gotthardt asked if Furlow Lane was town maintained. Mr. Evans said yes. Both lots have road frontage. Administrator Taylor said this could be heard in July publicly.

Robert Lacroix is considering subdividing Tax Map 15, Lot 5 at 22 Lovejoy Road into two lots. This is a 4.7 acre parcel in the Route 4 District. Mr. Lacroix presented. There is enough road frontage to provide for 2 lots. Gotthardt asked about the wetlands toward the town well. Mr. Lacroix pointed out the ditch and Gotthardt said that may be considered a wetland.

Robert Lacroix is considering subdividing Tax Map 27 Lot 16 at 7 Donahue Drive (and Shaker Boulevard) into two lots. This is a 1.18 acre lot in the R1 District. The lot has on-site water and sewer. This is unusable with big rocks and boulders, though a right-of-way to the lake at the end of it.

Robert Lacroix is considering subdividing Tax Map 236 Lot 19 at 468 Route 4 (and McConnell Road) into two lots. This 2.71 acre lot is in the Route 4 District. R 1 District.

Robert Lacroix is considering a lot line adjustment between Tax Map 36, Lot 7 at 451 Route 4 and Tax Map 14 Lot 69 at 453 Route 4 in the Route 4 District.

Barbara Ruel provided new surveys for lots 14-008, 14-008A, 14-009 on Johnston Drive. She would like to merge these lots to provide for a single family home and garage. The property already has water and sewer. Combined it is .7 acre, needs to have 1 acre. The board advised her to obtain legal counsel further. She may need to go before the Zoning Board as well. A formal application would be in order after she obtains a letter from an attorney for her benefit and risk with clarification. This is strictly for her protection. She may be back before this board in July.

GOOBER Pick.com - Curt Jacques, owner of West Lebanon Feed and Supply, presented a program for the Town of Enfield of convenience. Jacques has consulted with a commercial consultant and is proposing a pod that will hold a customer's order and pay for on line, additionally making it available within 12 hours. Jacques will place one of these pods across the Upper Valley in various towns. He explained how this process works to the Board. He will hold this pod to local business-ware only. He has 2 pods ready to start. He is looking at the Enfield House of Pizza lot and has already spoken with Lori Bliss for a lot use agreement. Chairman Fracht asked about the security maintenance of camera's that he described earlier in his presentation. There is a 24 hour access to the Pod which is 20 feet by 8 feet. Chairman Fracht asked for a site plan on the Pod. Setbacks will have to be adhered too. Gotthardt advised Jacques to speak to the Police Department and provide them a key or provide for a lock box. Erik Russell informed Jacques of proper signage along Route 4. The Board was in favor of Jacques proposal, and invited him back before the Board in July for a formal public hearing.

BUSINESS

Peter and Diane Martin came back before the board to inform that they are going to go forward with changing the roller rink to a dog facility. He provided plats illustrating the buildings, walks, and parking. He has submitted a driveway permit with the State. The State did not see a problem with it. This will be Day Care and Boarding. Linda Jones asked Mr. Martin about the lighting. He said he needs some for safety, though all lighting will be pointed down to the ground. Mr. Martin said he was vigilant of the lighting for the neighbors. No lighting in the dog park at night. He is going to manicure the property. Parking is more than adequate for this business. Water is noted as coming across the property. His signage at the top of the driveway will be noted, constructed, and changes. He is thinking of naming this Chosen Valley Pet Resort.

Kurt Gotthardt would like to review a few board related items at the next meeting.

Dumpster at 60 and 62 Main Street.

Zoning Board decisions and the role of the ZBA. There will be a joint meeting with the ZBA in the future.

COMMUNICATIONS

Intents To Cut - One on Choate Road owned by Donald Clifford 115.4 acres - cutting 30 acres. Two at the Mont Calm Golf Course 15.3 acres cutting 15.3 acres and 319.1 acre lot - cutting 140 acres.

APPROVAL OF MINUTES:

Minutes will be reviewed at the next meeting.

NEW BUSINESS

NEXT MEETING --- July 10, 2019 with a continued hearing. Chairman Fracht would like to start the Master Plan planning process. Administrator Taylor will be forwarding documents to board members including a draft RFP for Master Planning services as well as a document about municipalities Master Planning process.

ADJOURNMENT

Motion to adjourn came at 9:11 p.m. from Dan Kiley with a second from Erik Russell.