

Enfield Planning Board – Meeting Minutes
DEPT OF PUBLIC WORKS/MICROSOFT TEAMS
PLATFORM
February 22, 2023

PLANNING BOARD MEMBERS PRESENT: David Fracht (Chair), Dan Kiley (Vice-Chair), Linda Jones (via Microsoft Teams platform), Kate Plumley Stewart (Selectboard Representative), Tim Jennings, Brad Rich, Kurt Gotthardt (Alternate), Jim Bonner (Alternate and Videographer), Whitney Banker (Alternate)

PLANNING BOARD MEMBERS ABSENT: Phil Vermeer (Secretary)

STAFF PRESENT: Rob Taylor- Land Use and Community Development Administrator, Whitney Banker-Recording Secretary

GUESTS: Celie Aufiero, Barry Schuster (Schuster, Buttery & Wing, via Microsoft Teams Platform), Corey Keeffe (via Microsoft Teams Platform), Ron Taber (Surveyor, Vive Libre Geomatics)

I. CALL MEETING TO ORDER:

Chair Fracht called the meeting to order at 6:31 p.m. and took a “roll call” of members present.

Chair Fracht elevated Mr. Gotthardt as a voting member for this meeting.

II. PUBLIC COMMENTS:

None.

III. REVIEW MEETING MINUTES: January 25, 2023, & February 8, 2023

A. January 25, 2023

Mr. Gotthardt MOVED to accept the January 25, 2023; Minutes as amended.

Seconded by Mr. Rich

Amendments:

Line 234 – “active” to “interactive”

Roll Call Vote:

David Fracht (Chair), Dan Kiley (Vice-Chair, via Microsoft Teams), Linda Jones, Tim Jennings, Brad Rich, Kurt Gotthardt (Alternate) **all voting Yea.**

None voted Nay.

41 **None Abstained.**

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

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45 **B. February 8, 2023**

46 **Mr. Jennings MOVED to table the February 8, 2023, minutes presented in the February 22,**
47 **2023, packet until the next meeting to allow further review of section VIII:A for edits.**

48 **Seconded by Vice-Chair Kiley**

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50 **Amendments:**

51 -Header information – correct location, online presence, and remove Ed Morris (listed as
52 a guest).

53 -Line 152/154: clarify “failure” language “if any current warrant article fails.”

54 -Line 95 onward/A. Discussion...section: summarize conclusions versus include detail of
55 brainstorming conversation? Summarize the discussion and conclusion at the meeting
56 and clarify for these and future minutes. “Free-range discussion, topic XYZ, reached no
57 conclusion.”

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59 **Roll Call Vote:**

60 David Fracht (Chair), Dan Kiley (Vice-Chair, via Microsoft Teams), Tim Jennings, Brad Rich,
61 **all voting Yea.**

62 Linda Jones, Kurt Gotthardt (Alternate) **voted Nay.**

63 **None Abstained.**

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65 ** The Vote on the MOTION was approved (4-2).*

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68 **IV. HEARINGS:**

69 **A. P23-02-01, NH Electric COOP Scenic Roads Hearing, Boys Camp Road**

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71 Mr. Keefe, an arborist with the NH Electric COOP, explained the planned cutting and reasonings
72 on Boys Camp Road. The maintenance is planned as early as next week if conditions are
73 favorable, or we may need to wait until after mud season (and road postings are removed).

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75 Chair Fracht asked for board comment on this planned cutting, but there were no comments. Mr.
76 Taylor said that the town’s highway supervisor had reviewed the areas in person and had no
77 objections to the planned work.

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79 Ms. Aufiero asked if the trees that will be cut are marked along the road. Mr. Keefe confirmed
80 that they are marked. Brush will be chipped and removed from the sites, and logs will be cut into
81 manageable sections and left at the sites. Mr. Keefe said that of the seven marked trees, 4 have
82 structural defects, another has poor structure (weak connection on leader branch), and the final 2

are directly under lines and would be up into the wires by the next maintenance cycle in about ten years.

Ms. Stewart arrived at the meeting at this time (6:55 pm).

Chair Fracht closed the public hearing.

Chair Fracht asked for further comments from board members, but there were none.

Mr. Jennings MOVED to approve the tree cutting planned on Boys Camp Road by NH Electric Coop.

Seconded by Vice-Chair Kiley

Roll Call Vote:

David Fracht (Chair), Dan Kiley (Vice-Chair), Linda Jones, Kate Plumley Stewart (Selectboard Representative), Tim Jennings, Brad Rich, Kurt Gotthardt (Alternate) **all voting Yea.**

None voted Nay.

None Abstained.

**** The Vote on the MOTION was approved (7-0).***

B. P23-02-02, Loupis BLA and VLM Re-Hearing

Chair Fracht introduced the case and explained that since the board's original decision, a title company has requested an additional note be added to the mylar – which requires full board approval.

Chair Fracht re-opened the case and invited Attorney Schuster (attorney for the Loupis's) to explain the history of these lots.

Atty. Schuster explained the lot line situation and that the title company asked for the clarifying note that Grove Street never was a street but only a potential street in a very early plan for the property – a 'paper street.' Therefore, the property where this was once listed has always been part of the Loupis property.

Mr. Gotthardt asked if they had done a title review for neighboring properties. Atty. Schuster said they had and had not found another discrepancy on this section of land. Mr. Gotthardt said read from an older copy of *A Hard Road to Travel: New Hampshire Law of Local Highways, Streets, and Trails* in summary: "if a paper street was dedicated by the owner but never accepted between 1893 and 1969, that dedication ended automatically unless acceptance by the municipality occurred within 20 years."

Chair Fracht asked for clarification of possession of the adverse portion of the property. Atty. Schuster said that the paper street, while never built, always appears to have covered the Loupis's property. Unfortunately, they could not find the exact area, but it should align with the section coming down from Moore Street.

Chair Fracht asked for further questions or comments from board members. There were none.
Chair Fracht asked for other questions or comments from the public. There were none.

Mr. Taylor provided a copy of the Mylar with the note added. Chair Fracht will sign this before the end of tonight's meeting.

***Vice-Chair Kiley MOVED to approve the updated plat with note number 4 for the Loupis Merger/Boundary Line Adjustment.
Seconded by Ms. Stewart***

Roll Call Vote:

David Fracht (Chair), Dan Kiley (Vice-Chair), Linda Jones, Kate Plumley Stewart (Selectboard Representative), Tim Jennings, Brad Rich, Kurt Gotthardt (Alternate) **all voting Yea.**

None voted Nay.

None Abstained.

**** The Vote on the MOTION was approved (7-0).***

V. CONCEPTUALS

None.

VI. SELECTBOARD REPORT: Kate Plumley Stewart

The Selectboard met on February 21.

The board reviewed grant plans for the Public Safety Complex: Security System and equipment, Alternative Clean Energy equipment, and outfitting.

The recreation commission and the Enfield Public Library received a grant from the Eastman Charitable Foundation that will clean up the walking path around the Mascoma River and allow for a Recreation Story Walk Project.

The selectboard also discussed the Certificate of Posting of the 2023 Town Meeting Warrant and a Solar Exemption Application.

VII. OLD BUSINESS

A. Zoning Ordinance Mapping Project

Chair Fracht said he and Mr. Taylor reviewed the measurements of the long wall in the DPW conference room and felt it would be a good location for this project.

Chair Fracht proposed a whiteboard with the tax maps printed (which may include acreage of parcels and planimetric structures if these layers leave enough room to work on the project.

A map the town previously had that they planned to use included the Ironman parcels that never materialized and would not be appropriate. Mr. Taylor said he spoke with map company CAI to get an updated preview map to project in the large format before moving forward with a large, printed version. This could allow different sections with planimetric layers to help the board decide the best details to include in the large print version.

Mr. Gotthardt asked if the printed map would be the entire town on one sheet or smaller sectioned sheets. Chair Fracht said he thought it should be the whole town on a single sheet in a dry-erase format that can be edited and adjusted. Mr. Gotthardt said that smaller sections – such as quadrants – would be a better idea.

Mr. Taylor provided a printed version of town maps on a smaller scale to show how the parcels are divided. Unfortunately, each page has a different size scale, so this map could not be used. Mr. Taylor asked CAI how much it would cost to update the maps (which were done in 2010 and are outdated). However, the cost was too high.

Mr. Jennings said that the GIS maps from CAI available online appear to be to scale and asked if these are accurate. Mr. Gotthardt said it was not accurate. He explained that the perimeter measurements listed are reasonably accurate since they likely came from each deed, however, the bar scale, when printed or blown up, does not match. Vice-Chair Kiley said that the tax maps and deeds also do not match. Mr. Gotthardt said that the tax maps tell who the abutters are, but anything beyond this is not accurately measured with the tax maps.

Mr. Jennings asked how soon they could get the sample maps and then the larger map. Chair Fracht said that he would touch base with Mr. Taylor and CAI to ensure the final file can be obtained in a format that the vendor he plans to use can print from. He said that he estimated that the final map could be printed within a few weeks after the smaller sample maps and what layers to include are decided. Ms. Stewart said that this purchase would also need to go through town leadership for approval.

Mr. Jennings suggested the board form a subcommittee of 2-3 members to come up with a map that they believe will work and bring this to the next meeting for the board to review. Ms. Stewart suggested that this should be done by the Land Use Administrator (Mr. Taylor). She cautioned against subcommittees of a board that may violate the spirit of the Right to Know law, which is that the board should meet publicly. Mr. Jennings said this was a technical issue, not a hearing issue. Mr. Jennings expressed concern about the slow timing of waiting for each meeting to get the map together. Chair Fracht said that he felt the process would not go as quickly as Mr. Jennings may hope it will. He said that public involvement would also be important in the

process after the town hires a consultant for the project who can help facilitate public involvement. Mr. Gotthardt felt it was important to get things together and look at the maps. Chair Fracht agreed and said that once a consultant is hired, he feels they will be best served by allowing that consultant with experience in this type of process to take the lead. Mr. Jennings agreed and said that he felt they wanted to get things together ahead of hiring the consultant to provide the consultant with as much information about what the board is trying to strive for as possible. Ms. Stewart said that she felt what the board feels may be the correct pre-work may not be as helpful as board members think it is. She suggested providing generalities but not going in depth.

Ms. Stewart suggested a top-level pass of what to include and what to not include on the maps. Mr. Jennings and Mr. Gotthardt agreed that they hoped to accomplish this. Ms. Stewart said she did not think this work needed a subcommittee.

Mr. Rich asked if it is a realistic goal to have the projector available for the next meeting on March 8. Ms. Stewart suggested general rules and principles to guide the board when determining zones (such as not dividing zones within a very large parcel). Mr. Jennings said that another general rule they could add would be building heights (with general guidance from the fire department, if applicable).

Chair Fracht said that he would like the board to become familiar with innovative land use techniques used to concentrate density in areas where towns want to concentrate it and keep density low in areas where they wish to keep density low. He suggested several board discussions to help provide their priorities to the future consultant.

Chair Fracht suggested members review the [State of NH Planning Board Handbook](#) to become familiar with some of the innovative land use concepts. Mr. Taylor will investigate whether the board can get one or several hard copies of this document.

Ms. Stewart asked if the printable version of the Master Plan was incorrect because it does not pair map pages together for readability. Chair Fracht said that the consultant had been on vacation; however, she should be back soon to be able to fix the issues. Chair Fracht said he believed if the file was downloaded, it would allow the “book format.”

Ms. Stewart said the website link to the Master Plan also still says “draft.” Chair Fracht will contact Ms. Barbara Jones about fixing this. Ms. Stewart suggested using a different color combination for the links as well (red/green is not readable for those who are color-blind).

VIII. NEW BUSINESS

IX. NEXT MEETING: March 8, 2023

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X. ADJOURNMENT:

Ms. Stewart MOVED to adjourn the meeting at 7:58 p.m.
Seconded by Vice-Chair Kiley

Roll Call Vote:

David Fracht (Chair), Dan Kiley (Vice-Chair), Linda Jones, Kate Plumley Stewart (Selectboard Representative), Tim Jennings, Brad Rich, Kurt Gotthardt (Alternate) all **voting Yea.**

None voted Nay.

None Abstained.

** The Vote on the MOTION was approved (7-0).*

Respectfully submitted,
Whitney Banker
Recording Secretary