

Enfield Planning Board

July 10 2019 - 7 p.m.

Attendance: David Fracht-Board Chairman, Dan Kiley-Board Secretary, Erik Russell - Board Vice Chairman, John W. Kluge-Board Member & Selectman, Kurt Gotthardt-Board Member, Rita Seto-Board Member, Linda Jones-Board Member, Jim Bonner-Videographer and Alternate Board Member, and Paula Rowe Stone-notes and Alternate Board Member.

Absent: Phi Vermeer-Alternate Board Member,

Guests: Barbara Ruel, Randy Howe, Celie Aufiero, Tom Willen, Tom Hersey, Casey Cantlin, Louise Desrocher-Hawthorne, Helen Custeau (sp?)

Board Chairman David Fracht called the meeting to order at 7:13 p.m.

PUBLIC HEARING:

I. Thomas Hersey is applying for a Site Plan Review to conduct heavy equipment sales at 198 US Route 4 (Tax Map 31, Lot 12) in the Commercial Business and R1 Districts.

This evenings meeting began with a Site Visit done by the Board members that started at 6:30 p.m. The meeting convened at the Public Works Ilene B. Reed Conference Room at 7:14 p.m.

Public discussion only from an abutter. Louise Hawthorne who is concerned about drainage, runoff and erosion onto her property and visual impact

Public Hearing closed at 7:16 p.m. and opened up discussion from the Planning Board members.

Dan Kiley noted water runoff of the subject property going down towards the cemetery. The fill that has been brought in directs runoff to a catch basin that exists below the south edge of the filled area. This is a positive. Jim Bonner noted the natural swale at the east base of the filled area. Tom Hersey said they change the hay bales when they mow the field. This hay assists with any possible sediment problems. Linda Jones noted the sediment pond towards the tree line and a small hill. The cemetery area has a culvert that directs the water under the

cemetery. Kurt Gotthardt asked for a 'to scale,' drawing be submitted as the tax map of the property that was submitted and is not to scale. Chairman Fracht agreed that a scale drawing is necessary. Fracht asked Hersey if he would be willing to install a visual barrier (trees/hedgerow) on the east side of the equipment display area. Hersey stated that a visual barrier would block the view of equipment from vehicles travelling west on Rt. 4. Mrs. Hawthorne mentioned planting tree's and was assured that she can do that on her property.

Motion to accept the Site Plan, to as submitted, provided that a "to scale," or acceptable drawing is provided to the Planning Administrator. Erik Russell second this. No one opposed. Passed Unanimously.

CONCEPTUAL HEARINGS/MEETINGS:

Randy Howe came before the board and asked the board what they thought of him building a car wash and using the town water and sewer on Route 4, next to Hale's Motorcycle Shop-across from Shaker Hill Granite. Chairman Fracht said that the board would like to know how much water and sewerage will be used, Selectman Kluge advised we are not near capacity and water/sewer use would not be an issue. This would be an automatic car wash. He currently owns a car wash in Hartford, Vermont. Chairman Fracht felt that this was a positive addition to the community, but further advised him to speak with the Public Works Director Jim Taylor, and file a formal application for a site plan review and speak further with Planning and Zoning Administrator-Rob Taylor for advice on going forward with this.

VOLUNTARY LOT MERGER/NEW BUSINESS

Chairman Frach advised that P & Z Admin Rob Taylor has received an opinion from the NH Municipal Association Attorney in regards to deeded restrictions on proposed Johnston Drive lot merger. Mrs. Ruel was in attendance. Chairman Fracht informed Mrs. Ruel that this would be a civil matter and could merge all three (voluntary merger). She asked about town water and sewer that does not come to her driveway. Chairman Fracht said he could sign off on this 3-lot merger. Kurt Gotthardt informed that she will need to go before the Zoning Board for a Variance, as the total of the 3 lot merger is only .76 acre.

BUSINESS:

The Board will hold a "work session" to discuss the boards work priorities for the coming months. These will include, but are not limited to, the master plan update, changes to the Town's Zoning ordinances and scheduling a joint meeting with the ZBA.

Selectman Kluge felt that the 191 pages of the Preparing a Master Plan for Your Community should be printed out - not left 'on-line,' only. This will able the board members to read and place their notes on the copy for a work session of this important document. Kluge also requested that hardcopy of the 1995 Master Plan be distributed to board members.

Chairman Fracht would like the Board to be active with the Master Plan with thorough suggestions. Do we want to have a consultant write for us and how can we best use the towns money for a consultant. Dan Kiley suggested neighborhood meetings to ask the residents what they want and look towards in the future. We identified 'housing,' as a major topic.

Kurt Gotthardt asked for early review of planning for the Master Plan.

Chairman Fracht proceeded to lead a discussion of which optional topics might be included in the initial Master Plan and the strengths and interests of Board members relative to the division of labor between a paid consultant, Board members and the Administrator. Also covered were public outreach options and available resources for gathering data and input for sections of the plan.

The Board will have to prioritize the following for inclusion in the Master Plan process.

- Consultant ?
- Housing- Fair share - work force share.
- Community Facilities - could fall under the heading of "other."
- Economic Development - Planning and Zoning Admin Rob Taylor will be focusing on this. The Board will at times assist in this.
- Natural Resources
- Natural Hazards
- Recreation
- Utilities & Public Service
- Cultural & Historical Resources
- Regional Concerns - Planning & Zoning Boards
- Neighborhood Plan
- Energy - The Town Energy Committee
- Implementation
- Strategic Governance will incorporate with the Master Plan

There was general consensus that the Strategic Planning effort currently underway could provide a basis for many of the possible topics to be considered for inclusion. There was also consensus that various boards and committees (conservation, energy, recreation, etc) could be the point of contact for input on topics relating to their areas of interest.

How to Engage the Public -

- Public Hearing,
- Neighborhood meetings,
- Surveys,
- Group Discussions.

Outside - Consultant? Planning and Zoning Admin Rob Taylor

COMMUNICATION

Robert Peterson driveway access on Route 4.

Shoreland Application at 16 Bassy Lane - impact to shoreland. Shoreland permit.
Wetland Permit - Bradford Lane.

APPROVAL OF MINUTES

Minutes of May 22, 2019 - will be reviewed at the next meeting.

Minutes of June 26, 2019 - will be reviewed at the next meeting.

NEW BUSINESS

Discussions about possible Enfield Zoning Ordinance updates (see Kurt Gotthardt's annotated Enfield Zoning Ordinance dated June 2019). Kurt Gotthardt has placed notes with those areas of the ordinances that should be changed keeping in mind that we can not make the final changes before the Town Meeting Vote in March, 2020. These notes will focus the board members on potential updates.

Assoc of Public Lands - Celie Aufiero spoke in regards to conservation lands and a study document is on-line at the New Hampshire's Economic Conservation. Link to be provided. This is under NH Land Conservation. Celie also advised the board members to go to the Town of Amherst website and read their Strategic Governance AND, the Town of Amherst Master Plan. Note the Town of Amherst has both.

NEXT MEETING - July 24, 2019- Packets were provided to the members this evening.

ADJOURNMENT

John Kluge made a motion to adjourn at 8:51 p.m. with a second from Rita Seto. Passed unanimously.

[Applications are public record and are available at the Planning and Zoning office for review.]