

Enfield Planning Board

July 24 2019 - 7 p.m.

Attendance: David Fracht- Board Chairman, Dan Kiley- Board Secretary, John W. Kluge- Board Member & Selectman, Kurt Gotthardt- Board Member, Linda Jones- Board Member, Jim Bonner- Videographer and Alternate Board Member, Phil Vermeer- Alternate Board Member, Rob Taylor- Land Use and Community Development Administrator

Absent: Rita Seto- Board Member, Paula Rowe Stone-notes and Alternate Board Member, Erik Russell, Board Vice Chair

Guests: Jessica Gramling, Wendy Keyser, Ben Keyser, Curt Jacques, John Keyser, John Schiffman, Angus Gorman, Scott Sanborn, Ryan Aylesworth- Enfield Town Manager

Board Chairman David Fracht called the meeting to order at 7:00 p.m.

Due to the absence of Rita Seto and Erik Russell Chairman Fracht elevated both Jim Bonner and Phil Vermeer to voting member status to have a quorum.

PUBIC COMMENTS:

None

CONCEPTUAL DISCUSSION:

Jessica Gramling met with the board to discuss her ideas for a shake and tea bar at 502 RT 4 (across from Petro-mart at Town Center Plaza). She is hoping to cater to high school sports athletes and is considering the name Royal Nutrition. She inquired about the necessity for permits. Chairman Fracht indicated that no Planning/Zoning permits would be required as the site she is looking at is already approved for retail business. It was noted that the "up-fit" work on-site would require a building permit. Ms. Gramling was instructed to see the building inspector for this. She was also told that a State of NH food service licenses would most likely be required. The board also discussed signage requirements for the business. It was indicated that the existing sign holder would be used where there is currently an empty space for the available retail location/ space.

PUBLIC HEARINGS:

- I. Scott Sanborn of Cardigan Mountain Land Surveys, LLC, on behalf of John and Wendy Keyser, will request approval of a minor 2 lot subdivision of a parcel at 178 Grafton Pond Road, Tax Map 9, Lot 62.

Mr. Sanborn brought with him the most current maps for the subdivision and these were laid out for the board to see. He discussed the site and its characteristics. He asked for a waiver of the requirements for a septic test pit as the site is well suited and large enough for septic design to be achieved. The site has good access for both lots as there was a residence at this location. Kurt Gotthardt inquired if a signature was required for the magnetic north indication. Abbuter Angus Gorman asked to see the plans and the Keyzers were able to share information with him and introduce themselves. A motion was made to accept the subdivision as presented by Dan Kiley. An amendment was offered by David Fracht to waive the requirement for test pits. The entire motion was seconded by Jon Kluge. The motion passed unanimously.

- II. Curt Jacques of GooberPick.com and West Lebanon Feed and Supply has applied for Site Plan Review to place an 8' wide by 20' long by 8' high Goober Pick Pod at 554 US Route 4, Tax Map 15, Lot 13-2. Site is owned by Bliss Unlimited LLC (Enfield House of Pizza).

Mr. Jacques presented a new map for his proposed project to all board members. He went into the details and background for the project. Essentially he has determined that his pod would offer a way for local businesses to compete with big box and large web retailers. Goober Pick is planning numerous locations throughout the Upper Valley. Chairman Fracht brought up the fact that the Route 4 District required accessory structures to be at least 85 feet from the street. As the proposed location was located closer than the 85 ft requirement it was determined that Mr. Jacques should go back to the property owner and find a new location that meets the setback as outlined in the zoning ordinance. The board offered a few locations on-site that would or may work. The option of obtaining a variance from the ZBA was offered, but an alternate location on-site would be a more simple solution. Discussions also ensued regarding the ramp access to the pod and lighting of the unit. Mr. Vermeer asked about power and internet. These would either come directly from Rt 4 or from the existing building. Linda Jones inquired about signage requirements. It was noted that the orientation of the pod, that presented the longer side to the road, would actually favor the applicant. Dan Kiley offered a motion to continue the hearing until the August 28th meeting. Motion was seconded by John Kluge. The motion passed unanimously.

CONCEPTUAL DISCUSSIONS (continued)

John Schiffman, on behalf of Whaleback (Upper Valley Snow Sports foundation), offered a conceptual overview for a Northern Border Grant request they have made to upgrade their lighting for night skiing. The current lighting system is 25 years old and is only suitable for recreational use and is not sufficient for competitive skiing and racing. Mr. Schiffman outlined the process for applying for the grant, including letters of support and expert consultants. Mr. Kiley asked if the lights will be LED (yes). Mr. Gotthardt inquired about downward focus of the lights or "cut-off". Mr. Schiffman indicated that the new lighting would be a substantial upgrade to what is currently deployed. Issues of lighting visibility from neighbors and surrounding land owners were raised. It was suggested that any application for site plan include good visualization of the lighting. Mr. Kluge indicated that the Selectboard has been very supportive

of Whaleback and its mission. Whaleback had 100 hours of night skiing last season. Mr. Kiley asked about the mounting options for the lights. It was noted that the lights would be on towers. Mr Fracht noted that light should not spill onto neighboring properties and mentioned the difference between direct light and reflected light. Town Manager Aylesworth asked a clarifying question about light spilling onto neighboring property.

NEW BUSINESS:

Town Manager Aylesworth met with the board to discuss a draft RFP for Master Plan work prepared by Rob Taylor. He is interested in getting started on the process as soon as possible. He indicated that he applauds the board's willingness to do the work, but he is also realistic that a professional can really help to spearhead this effort. Chairman Fracht indicated that the board worked for 1.5 hours at the previous meeting on this subject. He also noted that the board has significant skills and expertise on its roster. The current Master Plan was adopted in 1995. The board would like copies of the plan made for distribution to members. Administrator Taylor said that he would get copies made at Gnomon for distribution to members. Mr. Aylesworth suggested that Enfield could instead do a "request for qualifications" to at least get the ball rolling with appropriate firms. More discussions ensued regarding the process of updating the master plan. Chairman Fracht indicated the the process would like take a couple of months to at the point where there is more clarity to proceed. This would include selecting the specific areas and topics to focus on.

COMMUNICATIONS

Mascoma School District- driveway access on Route 4.

Shoreland Protection Application- Joyce Winslow, 11 Bay Road

APPROVAL OF MINUTES

Minutes of May 22, 2019- Edits made, Motion to approve from Dan Kiley, seconded by John Kluge. Approved with Linda Jones abstaining.

Minutes of June 26, 2019- Edits made, Motion to approve from Dan Kiley, seconded by Linda Jones. Approved with John Kluge abstaining.

Minutes of July 10, 2019- Edits made, Motion to approve from John Kluge, seconded by Dan Kiley. Approved with Phil Vermeer abstaining.

OLD BUSINESS

A brief discussion was held about the Jake's Market site plan. Items left to satisfy the conditions of approval are:

- a) Indication of the exterior menu boards on the printed plans

- b) Completion of the trash and recycling enclosure and screening
- c) The “as built” plans for the vent hoods in the kitchen area.

NEXT MEETING

August 14, 2019- Work Session for Master Plan

ADJOURNMENT

John Kluge made a motion to adjourn at 9:03 pm with a second from Dan Kiley. Motion passed unanimously.

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