

Joint Enfield Planning Board/Zoning Board of Adjustment – Meeting Minutes

ZOOM ONLINE MEETING PLATFORM

June 9th, 2021

BOARD MEMBERS PRESENT: David Fracht (Chair), Ed McLaughlin, Dan Kiley, Kurt Gotthardt, Ceily Aufiero, Linda Jones, Erik Russell, Kate Stewart, Brian Degnan, Susan Brown, Madeleine Johnson, and Phil Vermeer

BOARD MEMBERS ABSENT: Mike Diehn, Jim Bonner (alternate and videographer)

STAFF PRESENT: Rob Taylor- Land Use and Community Development Administrator

GUESTS: Lindsay Smith and Liam Ehrenzweig

I. CALL MEETING TO ORDER:

Chair Fracht called the virtual ZOOM meeting to order at 7:10 p.m. He took a “roll call” of members present for attendance.

II. APPROVAL OF MINUTES: May 26th, 2021

Mr. Kiley MOVED to approve the May 26th, 2021 Minutes presented in the June 9th, 2021 agenda packet as amended.

Seconded by Mr. Russell.

Amendments:

Page 6, Line 39 Change “Chait” to “Chair”

Roll Call Vote:

Phil Vermeer, David Fracht, Kate Stewart, Erik Russell, Kurt Gotthardt, and Dan Kiley all voting Yea.

None voted Nay.

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

III. PUBLIC COMMENT: None

IV. SELECTBOARD REPORT: Ms. Stewart gave the Selectboard report. She said they had a lively meeting on Monday that started with a discussion on the Town’s

1 mask ordinance. She read what the new rules would be on face coverings and people
2 who have been vaccinated. The ordinance will expire on June 18th, 2021.

3
4 **V. BUILDING INSPECTOR:** Chair Fracht introduced the Town of Enfield's Building
5 Inspector, Code Enforcement Officer, Health Inspector and Fire Chief Designee,
6 Liam Ehrenzweig. He moved to Enfield in 2002. His background was in
7 construction for the last 30 years. For the last 5 years he has been a Superintendent
8 from Trumbull-Nelson Construction. He has also worked in residential construction
9 and has a certification from the International Code Counsel to be a building inspector.

10
11 Mr. Ehrenzweig said that currently there are 66 building permits open in the Town
12 this year. He felt like he is getting very acclimated to the Town.

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14 **VI. HEARINGS:** None

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16 **VII. CONCEPTUAL DISCUSSIONS:** None

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18 **VIII. INTRODUCTIONS:** All members of the Planning Board and Zoning Board of
19 Adjustment went around introducing and giving a little bit of background about
20 themselves.

21
22 **IX. PB AND ZBA DISCUSSIONS:**

23
24 **1) Zoning Changes/Re-Zoning:** Chair Fracht started the conversation by saying a lot of the
25 zoning ordinances did not necessarily reflect what was on the ground. Discussion was had
26 among the members as to what ideas they had that could help to change the zoning ordinances
27 that may make them more practical and usable in the Town in a way the residents would like to
28 see growth take place.

29
30 Lake property was discussed as well as the history behind the zoning ordinances around the
31 lakes. The ordinances were designed to protect the lakes and water quality.

32
33 **2) Special Exceptions vs. Variances:** Discussion was had on the differences between variances
34 and special exceptions and if there were room to improve how they were written and if the
35 ordinances could be re-written to lessen the number of special exceptions that needed to be
36 given.

37
38 Mr. Gotthardt suggested making a list of all the requested special exceptions that had been
39 requested in the last 3 to 5 years and then taking it to the public to see what their thoughts may
40 be on changing some of the ordinances. Building permits were also mentioned to be researched.

1 Ms. Brown and Ms. Johnson volunteered to work with Mr. Taylor and Mr. Ehrenzweig to pull
2 the information together that was discussed above to be looked at by the Planning Board.

3
4 **3) Wetlands Classification/Setbacks:** Discussion was had on the possible differing setback
5 requirements by the State and Town and how wetlands were defined differently by both entities.
6 Mr. McLaughlin would like the possible differences investigated and Ms. Aufiero said she could
7 do that.

8
9 **4) Replacement Structures-Length, Width, and Height:** The group spoke about replacement
10 structures and why height had been limited by the Planning Board. Mr. Taylor said a person
11 may be able to ask for a special exception instead of a variance if they wanted to build a taller
12 structure in the residential area. Some reasons for height restriction suggested were due to fire
13 department requirements and view obstruction issues.

14
15 **5) Field Trip and /or Research with Other Towns:** Chair Fracht asked the members if they
16 would be interested in reaching out to Towns that are like Enfield and going to visit them and
17 talk with them about how they handle their planning and zoning? Ms. Aufiero spoke about Plan-
18 Link that the State's Office of Strategic Initiatives had available. She said that would be a good
19 resource for the Boards to use.

20
21 **6) Waivers for Wireless Towers:** Conversation was had on the Planning Board granting
22 waivers for cell towers to be built in the Town. Some thought that should be a Zoning Board
23 function and not a Planning Board function. Discussion was had among the members about
24 bringing the regulations up to date.

25
26 More discussion was had among the members about different aspects of the Planning and Zoning
27 Board processes. It was also discussed when the Boards would meet again jointly.

28
29 **X. OLD BUSINESS:** None

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31 **XI. NEW BUSINESS:** None

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33 **XII. ADJOURNMENT:**

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35 *A MOTION was made by Mr. Gotthardt to adjourn the meeting at 8:58 PM.*

36 *The MOTION was seconded by Mr. Kiley.*

37
38 **Roll Call Vote:**

39 **David Fracht, Phil Vermeer, Dan Kiley, Erik Russell, Kate Stewart, and Kurt Gotthardt all**
40 **voting Yea.**

41 **None voted Nay.**

42

Enfield Joint Planning Board/Zoning Board Minutes, Wednesday, June 9th, 2021

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

2

3 Respectfully submitted,

4 Barbara Higgins

5 Recording Secretary

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