

Enfield Zoning Board – Meeting Minutes

ZOOM ONLINE MEETING PLATFORM

July 14th, 2020

BOARD MEMBERS PRESENT: Timothy Lenihan (Chair), Mike Diehn (Vice Chair), Ed McLaughlin, Susan Brown, Madeleine Johnson, Tom Blodgett (Alt.)

BOARD MEMBERS ABSENT: None

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

GUESTS: Robert Oakes-Oakes and Son Construction, LLC, Katrina Monmaney-Swain, Andrew Bernier

I. CALL MEETING TO ORDER

Chairman Lenihan called the virtual ZOOM meeting to order at 7:05 p.m. He took a “roll call” of members present for attendance.

II. PUBLIC HEARING

Z20-07-01 Oakes and Son Construction, LLC requested a special exception to Enfield’s Zoning Ordinance (per Article IV, Section 403, sub-section 4, paragraph G) to allow for a multi-family use. Subject property is located at 411 US Route 4 (Map 37, Lot 13) in the Community Business (CB) zoning district and is owned by Katrina Monmaney-Swain.

Mr. Robert Oakes made his presentation for granting the special exception. He and his father buy properties, fix them up and rent them out. The property being discussed is a home with a barn. The main house would have 5 rental units in it to begin with and further down the road the barn would have 2 studio apartments put in, one upstairs and one downstairs. Mr. Oakes went through the different construction changes that would take place in the 5-unit building.

Public comment was opened.

Various Board members made inquiries into the project such as who the apartments were being tailored to and what rent may be charged. Mr. Oakes answered all questions and explained he would like to tailor the apartments to the workforce environment but was unsure what the rent was going to be as that was up to their Property Manager.

Public commenting was closed at 7:37pm and discussion took place between the Board members. Mr. Mike Diehn questioned whether the property was grandfathered in. The answer was yes, and discussion took place on the rules regarding the property.

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Mike Diehn MOVED to approve the request for special exception to Enfield's Zoning Ordinance (per Article IV, Section 403, sub-section 4, paragraph G) to allow a multi-family use located at 411 US Route 4 (Map 37, Lot 13) in the Community Business (CB) zoning district. Z20-07-01

Seconded by Ed McLaughlin.

Roll Call Vote:

Susan Brown, Madeleine Johnson, Ed McLaughlin, Mike Diehn all voting Yea.

Timothy Lenihan abstained.

None voted Nay.

**** The Vote on the MOTION was approved (4-1-0).***

Z20-07-02 Andrew and Ostin Bernier requested a special exception to Enfield's Zoning Ordinance (per Article IV, Section 403, sub-section 4, paragraph B) to allow for a daycare center use. Subject property is located at 266 US Route 4 (map 33, lot 38) in the Community Business (CB) zoning district and is owned by Andrew and Ostin Bernier.

Mr. Andrew Bernier gave his presentation on having daycare in his home. He explained that there is a desperate need for childcare in Enfield. Two daycares had recently closed in the area leaving a void that needs to be filled. Especially now, with Covid-19, many families are struggling to take care of their children and work at the same time.

Various Board members made inquiries into the project such as what did the certification people for daycare centers have to say about the project and what the Bernier's insurance company had to say about the added childcare in their home. Mr. Bernier explained the certification was for childcare in the home and not a daycare center which meant regulations were a little more relaxed and that they have been meeting all the requirements along the way, Their insurance company is insuring them as well.

Mr. Bernier also pointed out that since they live right across the street from the school in Enfield that they were in an optimal position for childcare. The Berniers have also changed their driveway in order to fix any concerns about people pulling in and leaving the home from Route 4.

Ed McLaughlin MOVED to approve the request for special exception to Enfield's Zoning Ordinance (per Article IV, Section 403, sub-section 4, paragraph B) to allow for a daycare center use located at 266 US Route 4 (Map 33, Lot 38) in the Community Business (CB) zoning district. Z20-07-02

Seconded by Mike Diehn.

Roll Call Vote:

Susan Brown, Madeleine Johnson, Ed McLaughlin, Mike Diehn all voting Yea.

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Timothy Lenihan abstained.

None voted Nay.

**** The Vote on the MOTION was approved (4-1-0).***

III. APPROVAL OF MINUTES: May 12th, 2020

There were no changes made to the minutes of May 12th, 2020.

Ed McLaughlin MOVED to approve the May 12th, 2020 Minutes as presented in the July 14th, 2020 agenda packet.

Seconded by Timothy Lenihan.

Roll Call Vote:

Timothy Lenihan, Ed McLaughlin, Mike Diehn, Madeleine Johnson, Susan Brown all voting Yea.

None voted Nay.

**** The Vote on the MOTION was approved (5-0).***

IV. ADJOURNMENT

A MOTION was made by Susan Brown to adjourn the meeting at 8:35 PM.

Respectfully submitted,

Barbara Higgins

Recording Secretary