

Enfield Planning Board Minutes, May 8, 2024

1 **Enfield Planning Board – Meeting Minutes**
2 **DEPT OF PUBLIC WORKS/MICROSOFT TEAMS**
3 **May 8, 2024**

4
5 **PLANNING BOARD MEMBERS PRESENT:** David Fracht (Chair), Dan Kiley (Vice-Chair),
6 Linda Jones, Erik Russell (Selectboard Representative), Phil Vermeer, Tim Jennings (Secretary),
7 Whitney Banker (Alternate)

8
9 **PLANNING BOARD MEMBERS ABSENT:** Brad Rich, John Kluge (Alternate Select Board
10 Representative), Kurt Gotthardt (Alternate)

11
12 **STAFF PRESENT:** Rob Taylor- Land Use and Community Development Administrator,
13 Whitney Banker-Recording Secretary

14
15 **GUESTS:** Dan Regan, Bill Griffin

16
17 **CALL MEETING TO ORDER:**

18 Chair Fracht called the meeting to order at 6:31 p.m. and took attendance.

19
20 Chair Fracht elevated Ms. Banker to a voting member if needed.

21
22 **PUBLIC COMMENTS:**

23 None.

24
25 **HEARINGS**

26 None.

27
28 **CONCEPTUALS**

29 None.

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31 **SELECTBOARD REPORT: Erik Russell**

32 Mr. Russell reported on the recent Select Board (SB) meeting on Monday, May 6.

- 33
- 34 • The first of two public hearings for the Johnston Drive and Shedd Street properties occurred.
 - 35 • The police department will be fully staffed soon; a certified officer has applied for the full-time position.
 - 36 • Whitney Hall and Mascoma Lakeside Park projects are underway.
 - 37 • Lebanon is moving forward with a grant for the overall Mascoma watershed study; Enfield will support this and help with it if needed.
 - 38 • The Public Safety Building contract was authorized to be completed.
- 39
40

41 **LEGISLATIVE REPORT: David Fracht**

42 Chair Fracht reported the recent legislative updates:

- 43 • The omnibus housing bill discussed at the last meeting was defeated
- 44 • An upcoming bill for tomorrow's session will enable towns and cities to have
- 45 sewer/water districts span more than a single division. This could benefit the potential
- 46 development that would span Enfield and Canaan.
- 47 • Legislation is in the "home stretch" for the year; about 100 bills still need to be resolved.

48

49 **LAND USE ADMINISTRATOR REPORT: Rob Taylor**

50 Mr. Taylor reported the recent land use updates:

- 51 • Real estate has become busier as inventory has recently increased. Many homes are
- 52 selling quickly. There have been many calls for land-use questions (what can/cannot be
- 53 done) with almost every recently sold property.
- 54 • Final preparations for the forum are taking place. The forum on Saturday was initially
- 55 planned for 10-12 but was advertised for 10-2, so this will take place until 2 as
- 56 advertised.
- 57 • The NH Planners summer conference will take place in June in Keene, NH, which Mr.
- 58 Taylor will attend. This has always been a very informative conference, and it moves to a
- 59 different city each year.
- 60 • The parking lot project for Mascoma Lakeside Park has been ongoing.
- 61 • The third meeting of the Zoning Board of Adjustment (ZBA) for the Laramie Farms
- 62 development is next Tuesday, May 14.
- 63 • There is continued interest in possibly developing the LaCroix property behind Pellerin
- 64 Auto.
- 65 • The Conservation Commission has an opening and is seeking an additional member.
- 66 • The building inspector report will be shared monthly at the first meeting of each month,
- 67 with an updated column for permit type as previously requested.

68

69 **NH HOP GRANT & MASTER PLANNING UPDATE**

70 Community forums will occur this week, Thursday, May 9, and Saturday, May 11.

71

72 Chair Fracht asked for volunteers available to attend each session and speak with community
 73 members. Ms. Jones and Mr. Vermeer can participate on Thursday. Mr. Jennings and Mr. Kiley
 74 can attend both sessions. Mr. Russell, Mr. Rich, and Chair Fracht will participate on Saturday.

75

76 Saturday is the annual spring training for Planning and Zoning Boards. Those who sign up
 77 before the event can access the recording, which will be available after the event.

78

79 **NEW BUSINESS:**80 **Lebanon Class VI Road Discussion**

81 The Patch family has developed a new proposal that the Lebanon City Council will discuss.
82 Lebanon has asked for Enfield's stance on this issue.

83
84 The new proposal is to completely discontinue McCallister Road and instead build a connector
85 between Atherton Road and Durkee Road (at the point where McCallister previously began).

86
87 Chair Fracht asked PB members what position they would like to take on the proposed closure of
88 McCallister Rd, which connects to Enfield. Members agreed that the new proposal seemed
89 inconsistent. The main issue is that the Patch family wishes to continue running their sap lines
90 along these roads. Ms. Jones noted that the Patch family had asked the City of Lebanon for
91 permission to run the sap lines. Additional concerns were discussed about taking recreation away
92 by removing McCallister Rd and losing the connection between McCallister and Atherton Rd.

93
94 Members agreed that the Town of Enfield's position has not changed since the board's initial
95 letter expressing that Enfield is not in favor of removing these trails.

96
97 Mr. Taylor and Chair Fracht will work together to draft a new letter to be reviewed at the PB's
98 next meeting on May 22. Members agreed that someone should attend the Lebanon City Council
99 meeting on June 5.

100

101 **OLD BUSINESS:**

102 **Building Height Survey Report**

103 Members reviewed and discussed the findings of this report.

104

105 Members discussed a base height limit of 40 feet with special exceptions for those higher within
106 a certain number of feet. The special exception up to X feet would be a more straightforward
107 process than a variance. There was also discussion about some flexibility for architectural
108 elements (to allow roof pitch that matches more historical buildings, for example). Mr. Taylor
109 also suggested the possibility of conditional use permits in place of a special exception to allow
110 more flexibility from the PB. PB decisions are appealable to the ZBA, so this would also allow
111 applicants to go to the ZBA if they are unhappy with the PB decision; this is more applicant-
112 friendly.

113

114 Members discussed the location to measure the building's height. Mr. Jennings suggested the
115 side with the most exposed stories to the roof's peak.

116

117 Members agreed that a baseline of 40 feet town-wide made the most sense based on the building
118 height survey report. Mr. Russell suggested further discussion on whether this should apply in
119 the proposed Lake Districts. The PB could grant conditional use permits for up to 45 feet.

120 Anything above this would go to the ZBA for special exceptions or variances.

121

122 Zoning Ordinance Structure Work Group Report

123 Mr. Jennings asked for feedback from PB members regarding the structure of the other zoning
124 ordinances he had compiled to help inform this report.

125

126 Members discussed the City of Lebanon ordinance structure as an example of a well-reviewed
127 and laid-out template. Mr. Jennings will assemble a bare draft template for Enfield from the
128 Lebanon ordinance and forward it to the board for review.

129

130 Members discussed defining “rural character” ahead of the community forums. Ms. Jones shared
131 the Heritage Commission’s mission statement and suggested that the PB consider assembling a
132 list of attributes that would help inform Enfield’s “rural character.” Members agreed that having
133 this list of attributes could help back up decisions made by the PB and ZBA.

134

135 Chair Fracht also discussed the definition of “rural character” with the consultants, who
136 suggested a table with a large piece of paper where community members could write down their
137 definitions. They will likely represent this data to show what community members associate with
138 “rural character.” Mr. Jennings also hopes to engage community members 1:1 at the forum to
139 discuss their feelings on preserving rural character while allowing for growth.

140

141 Mr. Russell suggested preserving “rural character” by concentrating development along already-
142 settled village areas. Chair Fracht discussed the possibility of writing a regulation to achieve
143 balance, such as a required cluster development in certain areas. Members discussed additional
144 ways to accomplish this: a 200’ setback, 20% development/80% contiguous conserved area, and
145 a density bonus.

146

147 Proposed Lakeshore District Forum Update

148 Mr. Jennings has begun discussing this and will have more time to focus now that the building
149 height report is complete. He plans to come to the next meeting with an outline. Mr. Taylor
150 added that both Lake Association presidents (Mascoma and Crystal) are on board and ready to
151 contribute.

152

153 Proposed Eastman Community Association District Update

154 Mr. Schneider will attend the next PB meeting on behalf of the Eastman Association.

155

156 REVIEW MEETING MINUTES: April 24, 2024

157 Mr. Kiley moved to approve the April 24, 2024, minutes as printed. Mr. Vermeer seconded.
158 Vote in favor of the motion with one abstention (6-0-1).

159

160 **NEXT MEETING:** May 22, 2024

161 Community Forums: May 9, 6-8 pm & May 11, 10 am – 2 pm.

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163 **ADJOURNMENT:**

164 Mr. Vermeer moved to adjourn at 8:07 pm. Mr. Kiley seconded. Vote unanimous in favor of the
165 motion (7-0).

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167 **The meeting was adjourned at 8:07 pm.**