

# DRAFT UNAPPROVED

Note: Please find the following **DRAFT** minutes of the Planning Board. These **DRAFT** minutes are subject to being amended, extended and approved by the Planning Board during it's next meeting.

Town of Enfield  
Planning Board  
Tim Taylor-Chairman  
January 13, 2010  
7 p.m.

PRESENT: Tim Taylor-Chairman, Paul Withrow, Dan Kiley, David Saladino, Kurt Gotthardt, John Kluge, Craig Daniels, Jim Taylor-Community Development Director, and Paula Rowe-Recorder.

Approval of Minutes:

The Minutes of November 18, 2009 were approved by motion unanimously.

Selectmen's Report:

John Kluge reported. Major discussion at selectmen meetings have been with the new tax assessments and boring a hole underneath Mascoma Lake, which should start in February.

Public Hearings:

I. Kenneth & Pauline Hill will apply for a Boundary Line Adjustment between their lot (Tax Map 9, Lot 23) and the lot owned by Richard & Linda Chase and David & Joan Chase (Tax Map 9, Lot 27) allocated on NH Route 4A in the Residential (R1) and Rural Residential Agricultural (R5) Districts. The proposal involves annexing 0.07 acres from lot 27 to lot 23 in order to correct an encroachment. If the application is accepted as complete the final hearing will be held the same night.

Motion to accept the application as complete came forward from David Saladino with a second from John Kluge and carried.

Scott Sanborn represented Mr. Hill and presented. Copies of revised plats were provided for all members present. Mr. Sanborn stated that the adjustment was to fix an encroachment by Mr. Hill onto land owned by

Chase. A home was replaced and it was discovered that the home straddled the property boundary. Mr. Kiley pointed out that there was still the encroachment by the storage shed. Mr. Sanborn said that his client planned to remove the shed when the snow is gone. Should be a condition of the approval.

Motion to approve the boundary adjustment as presented, and that the shed be removed or razed within 6 months. David Saladino second this. Motion carried unanimously.

II. The Enfield Planning Board will hold a public hearing on the proposed amendment to the Enfield Zoning Ordinance. The proposed amendment will be voted on at the March 2010 Town Meeting.

Amendment #1 Involves the inclusion of a Village Plan Alternative Subdivision as provided for under RSA 674:21, VI. The Village Plan provides that if 80% of a given tract remains open, the development potential inherent in the entire parcel may be placed on 20% or less of the total parcel's land area.

Paul Mirski spoke with an emphasis on open space for a village plan. He feels that this will add value to the property and minimize the infrastructure needed thereby reducing long term maintenance costs.

John Kluge felt that this would leave more open space for wildlife and scenery.

Craig Daniels felt that this alternative has a number of loop holes in it.

It was determined that this amendment is a two step process – getting it into the Zoning Ordinance. This will be for the village plan.

Craig Daniels made a motion to go forward as expressed in the RSA 674 before the Town Meeting. 4 to 3 vote – motion carried.

Example of the verbiage for town meeting will be as follows:

Amendment #1 to see if the Town of Enfield will adopt the provisions of NH RSA Section 74:21:VI of Title LXIV, Planning and Zoning, Chapter 674 local land use planning and regulatory powers as they relate to applying the "Village Plan Alternative" as an integral part of the Town of Enfield, New

Hampshire zoning ordinance.

#### Conceptual Hearings:

Jill LaBelle – Site Plain Review. Casey Cantlin presented for Jill LaBelle. Jill provided all members with a handout of her proposal. This proposal is a Doggie Day Care at her home on Route 4-A.

Craig asked her about controlling the noise from a kennel. She is cognizant of this. Site distance is fine. She will be limiting the number of dogs. David Saladino asked with this change of use, has she spoken with DOT about the number of vehicles coming in and out.

Board Discussion culminated with the following - Grooming is fine. Dog siting in the house is fine. Moving to another building to dog sit – day care – could be another issue. As this could easily become a kennel in the future; other zoning comes into place, as well as, other permitting process and procedures. The zone she is currently in does not allow kennels. Review of Home Occupation in the zoning regulations is in order. Health and safety issues, noise control, addressed.

Site Plan Review? Discussion of the board didn't feel that she needs a site plan review.

Richard Holmquist – Site Plan Review. Lee Carrier, representing Enfield Village Association wants to assist Mr. Holmquist with his furniture making business. Lee has spoken with other like-businesses who would like to be represented in a furniture show room. This is the red building next to the flag pole on Main Street, across from George's AG. This furniture business would advance into the teaching aspect with classes provided to the public. Though the building has no facilities, Holmquist has an arrangement with the owner of the Laundromat. A letter from the Laundromat owner may be order to continue with this project.

The board discussion was favorable without a site plan, however, the board quizzed where they draw the line should this business theoretically grow.

#### Business:

Subdivision Regulations – Village Plan. The previous discussion of the amendment needs passage at Town Meeting. The Board will wait to see what happens at Town Meeting before going further. The Board would like to review other village plans.

Communication:

NHDES – Laramie Farms Alteration of Terrain. Granted. Expires Dec 1 2011.

UVLSRPC – Water Quality Grants. Requests for assistance. No interest noted by any of the board members. Conservation Commission?

Historical Resources – The Enfield Historic Register District will be recognized by the State Historical Record.

Informational Items:

Timber Cuts –

Lloyd Hackeman – NH Route 4-A. Two lots.

Jerry Terino – NH Route 4-a.

Lester Fairbanks – George Hill Road.

Shoreland Permits –

Jack Driscoll – Crystal Lake Road. Repair a drain pipe.

Jack and Debra Cronenwett – Stevens Street. New dwelling and septic system.

Next Meeting:

February 10, 2010 – Nothing scheduled yet.

Adjournment:

Motion to adjourn came at 9:15 p.m. from Craig Daniels, with a second from John Kluge, and carried.