

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
March 10, 2010
7 p.m.

Present: Kurt Gotthardt, Paul Withrow, David Saladino, John Kluge-
Selectmen's Representative, Suzanne Laliberte, Jim Taylor-Economic
Development Director, and Paula Rowe-Recorder.

Approval of Minutes:

Motion to approve the minutes of February 10, 2010 came forward from Paul Withrow, second from Kurt Gotthardt and carried with two abstentions.

John Kluge, Selectmen's Representative reported on the recent election and the preparation of Town Meeting for this Saturday, March 13, 2010. Town contributions to Regional Associations have become petition article's.

Public Hearings:

I. Mickey Dowd dba Mickey's Roadside Café will apply for a Minor Site Plan Review to add seating and modify the parking area of his restaurant (Tax Map37, Lot 32) located at 330 US Route 4 in the Community Business (CB) District. 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 John Kluge with a second from Paul Withrow and carried.

Mr. Mickey Dowd presented and provided a handout to the board members. He would like to use the former basement retail space for restaurant seating. He has been able to provide 10 additional parking spaces for this. He will be building a staircase and hall entry inside for the public to access the downstairs and for patrons to access the upstairs restrooms. The abutting

church has agreed with Mr. Dowd for the use of their parking lot for overflow in exchange for plowing and maintenance.

No public questions.

Kurt stopped by to see Mr. Dowd and see what was being proposed. Suzanne Laliberte questioned whether there would be any more handicap parking places provided. Discussion ensued that proved the lower level was perfect for handicap access and parking outside. David Saladino felt parking lot striping on pavement would be better than on hard pack.

David Saladino made a motion to approve the site plan review as presented, with a second from John Kluge. Motion carried.

II. Jack and Debra Cronenwett will apply for a resubdivision of their property (Tax Map 31, Lot 56A) located on Stevens Street in the Residential (R1) District. They propose to modify the previously approved property access with no new lots created. If the application is accepted as complete the final hearing will be held the same night.

David Saladino made a motion to accept the application as complete, with a second from John Kluge.

Mr. Hirshberg presented for the Cronenwett's A new surface will be provided for this driveway. The driveway is 16 feet wide. However, it may be expanded by an additional 2 feet for the passage of 2 vehicles. Runoff is being redirected. Mr. Chen approached the diagram and showed where another driveway access could be more viable for the Cronenwett's. Mr. Chen offered a logical and common sense approach with a bigger picture.

Mary Magnell pointed out that when the original 3 lots were made in this area the driveway met town specifications, and that any other changes the driveway would have to be brought up to town specifications. In this instance, this a 4th lot on this road, thus the road should be brought up to specs to the point where the new driveway breaks away.

Jim Taylor read communication from Mr. Barnes who is one of the lots off of this driveway. The communication pointed out the previous agreements when the three lots were made. Concerns of long-term impact of this 4th property. Deeds need to reflect the use of this driveway as agreed by all. Again, a new agreement by all four parties needs to be drawn up.

Mrs. Betty Eastman expressed her wishes that runoff does not come onto her property that abuts the Cronenwett's and Chen's. Mr. Hirshberg explained the drainage plan and stated that it would improve the handling of the water.

Kurt asked Mr. Cronenwett what he would like to do. Mr. Cronenwett stressed that they will make the road 18 feet wide, and make the road right, to town specs, by adding blue stone.

Mr. Chen would like the Memorandum of Assurance, Dated December 30, 2009, signed by Mr. And Mrs. Bruce, Mr. And Mrs. Barnes, and Mr. And Mrs. Chen, submitted for the public record.

The board will not be asking for a vote at this time, as the Cronenwett's need to go back to the drawing board with the driveway. Additionally, the four lot owners need to get together and agree with the road. There was discussion regarding the potential plan changes and the Board decided that it needed to see the new plan before making a decision.

David Saladino made a motion to continue this hearing to the April 14th, 2010 meeting, with a second from John Kluge and carried.

Conceptual Hearings:

William Russell Trust – Site Plan Review. This is off Exit 15, just beyond the Mont Calm Golf Course entrance, on the left hand side on Smith Pond Road. He currently leases space for his equipment in Lebanon at the Rivermill Complex. They would like to move to this location. Russell provided a layout blue print of the barn style building that they would like to build. Mr. Russell will be scheduled for a formal hearing in April.

Voluntary Mergers:

Teresa Lynch – Livingstone Lodge Road. John Kluge made a motion for the board to approve the two lots into one lot, with a second from Paul Withrow and carried.

Allia Trust – Goodwin Road. Suzanne Laliberte made a motion for the board to approve the two lots into one lot, with a second from David Saladino, and carried.

Business:

Palmer Subdivision Sign Plat. No officers present.

Energy Efficiency and Conservation Block Grant – Enfield Regulations Review – this was discussed at a past meeting.

Law Books Handed out.

Communication:

Shawn Donovan – Mascoma River Nominating Committee.

UVLSRPC – Workforce Housing Forum. At the Grantham Town Building on March 24th.

UVLSRPC – Broadband Initiatives. At the Enfield Comm Building on March 15th.

NH OEP – Spring Planning & Zoning Conference. May 8th in Nashua at the Radisson.

Seminar on Classification of Roads, Commercial Development and Property Taxes – Kurt would like to go. Kurt was approved for this \$60.00 seminar.

Timber Cuts:

Donald Crate on Bog Road. Gravel pit they are cutting 6,000 feet of pine.

Charles Baker – Lockehaven Road. 40 acre cut out of 60 acres.

Jody Graglewski – Choate Road.

Barb Stanley – Choate Road --- Cutting 25 acres of 33 acres.

Richard Maurer – Hazen Road. Cutting 18 of 25 acres.

Next Meeting:

April 14, 2010 – Continuation of the Cronenwett Resubdivision.

Adjournment:

Motion to adjourn came at 9 p.m. from John Kluge, with a second from Pal Withrow and carried.