

# 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  
June 23 2010  
7 p.m.

Present: Jim Taylor who is Public Works Director and Director of Community Development, Craig Daniels, Tim Taylor, Chairman, Suzanne Laliberte, John Kluge-Selectman, Kurt Gotthardt, Paul Withrow, Dan Kiley, Tony Lozeau, and Paula Rowe Recorder.

Guests: Don Wyman, Charles Hale, Jacob Hale, and James Hale, Steve Whitman, Richard Pollard, Steve Paro.

Approval of Minutes:

Under public hearings it should say sub-divisions not ub-divisions.  
Motion to approve the minutes of May 12, 2010 came forward from Craig Daniels, with a second John Kluge – motion carried with 3 abstentions.

Selectmens Report:

John Kluge, Selectmen's Representative reported. Main Street will be closed on Thursday due to hooking the sewer lines. Main Street overpass is still in contention between the Town and the State and the Rail Trail group. Rebuilding the overpass/bridge and bringing it down to grade level. The Town will be seeking a meeting with the Governor. The Fire Department is buying a portable generator. Congratulations to Jim Taylor, he is now the Director of Public Works.

Public Hearings:

I. Evelyn Crate subdivision.

This was placed first to be heard this evening. No one was in attendance for

representation. Director Taylor reported that he had talked with both the surveyor and the owner and they were waiting for the resolution of a wetland issue and will probably reapply when that is finished. Also, it does not have State subdivision approval.

This will be continued to the August 11, 2010 by motion from Tim Taylor, with a second from John Kluge and carried.

II. Richard & Sherry Pollard will apply for a Phase III Minor Subdivision their lot (Tax Map 5, Lot 11) located on George Hill Road in the Rural Residential-Agricultural Residential (R5) District. They propose to divide their 15-acre lot into two lots of 8.56 and 6.52 acres. 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 Craig Daniels with a second from Suzanne Laliberte. Motion carried unanimously.

Mr. Richard Pollard said that they do not use this part of the property and would like to sell it for fair market value.

No further questions.

Craig Daniels made a motion to accept the subdivision as presented, with a second from John Kluge. Motion carried.

II. Hale's Garage will apply for Site Plan Review to construct a 50' x 60' repair shop building on the lot owned by Robert Walsh (Tax Map 15, Lot7) located on US Route 4 and Hardy Road in the Community Business (CB) District. If the application is accepted as complete the final hearing will be held the same night.

Suzanne Laliberte made a motion to accept the application as complete with a second from Craig Daniels and motion carried.

Don Wyman presented for Mr. Hale, pointing out that this family business has in attendance tonight 3 generations. John Kluge informed that he has been to their repair shop in Lebanon and liked it very much; we are pleased to have them in Enfield.

Kurt Gotthardt informed the Hale's about the proper lighting issues. The sit distance on Route 4 is not good. The Board can only look at the where the driveway hits Hardy Road.

Craig Daniels made a motion to accept the site plan as presented, with a second from John Kluge. Motion carried.

#### Conceptual Hearings:

Steve Paro – Subdivision. 38.9 acres on Mud Pond Road. Paro says he has been maintaining Mud Pond Road, which is a Class IV road. Chairman Taylor said that this board cannot do anything until the selectmen do something about the Class IV road. Mr. Paro pointed out that he is grandfathered and could do a cluster development.

Jim Taylor informed and suggested the following: 1. Get the Selectboard to change from Class IV to Class V – this is a process. 2. Show the paperwork from 1990-1991 from Mr. Lashua. 3. Petition and put it before the town meeting to make it a Class V road. 4. With frontage requirements satisfied get an easement and build a private road. Chairman Tim Taylor agreed and reiterated this to Mr. Paro.

Craig Daniels attempted concluding this hearing by telling Mr. Paro that this board can not do anything until the road is changed – it would be against the law for this board to do anything before the road is changed. Jim Taylor reiterated this.

#### Business:

Energy Audit – Steve Whitman presented. He provided the board with a 9 page draft of his findings. Notes: The town does not have a vision statement to follow for energy. Section incorporating into the Master Plan. This is a guide/tool that does not need to be finalized as it is a work in progress and on going. Audit shows inconsistencies with a plan for different direction. Incorporation into the Zoning Planning. Director Taylor will send this to the Energy Committee for their review.

Maple Street – Enfield Acquisition, LLC – Letter of Credit not renewed for Laramie Farms, as of August 29, 2010. Jim Taylor will talk to the town council in regards to this.

#### Communication:

NHDES – Administrative Order. Logging on Shaker Mountain. Several violations noted.

Informational Items:

Shoreland Applications – David Zani – NH Route 4-A – Lynn Peterson – Meadow Lane.

Wetland Permits – NH DOT – NH Route 4A/Main Street. Between Main Street and Shaker Village for a bike lane.

Timber Cuts – Maurice Langley – Algonquin Road – Dorothy Emerson – NH Route 4A – Jerry Terino – Abear Road.

Next Meeting:

July 14, 2010 – Nothing scheduled.

July 28, 2010 – Nothing scheduled.

August 11, 2010 – National Grid – Scenic Road Tree Cutting.

The Planning Board may not be meeting throughout July.

Boundary Line Adjustment off Route 4-A in Enfield Center. It is noted that the shed would have to be moved for this adjustment within 6 months. As of this date, it has not happened. Original date is in January. Jim Taylor will be addressing this.

Adjournment:

Tim Taylor made a motion to adjourn at 8:35 p.m. with a second from Craig Daniels and carried.