

# 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  
October 27, 2010  
7 p.m.

Present: Tim Taylor-Chairman, Jim Taylor-Public Works and Community Development Director, Dan Kiley, Paul Withrow, John Kluge-Selectman, Suzanne Laliberte, David Saladino, and Paula Rowe-Recorder.

Guests: Andy Knittle, Cindy Wells, Lindsay and Russ Shopland, Peter Knox, A R Langley, James Jeridan, Chris Rollins, Jerold Theis, Don Langley, Maurice S. Langley, Scott Sanborn, Lindsay Knittle, Matt Knittle.

Approval of Minutes:

Motion to approve the minutes of September 22, 2010 came forward from Suzanne Laliberte, with a second from Dan Kiley and carried with two abstentions.

Selectmen's Report:

John Kluge Selectmen's Representative reported. Alternates can sit at the table Land Use and Conservation boards. They have to be identified as non-voting but can participate in discussions. Budget Committee will be starting the budget process with a meeting in November. Regional organization funding will be addressed with a new policy. Shaker Bridge Construction project has been put out to bid. The Rail Trail issue is still prevalent –the town holds to an at-grade crossing. There will be 2 or 3 public hearings on this issue. The first hearing will be November 17th, 2010. People are needed to be there. The Selectmen want to maintain a level tax rate with the budgetary process this year. Huse Park plans have been scaled back and diversion of the money to long term inclusive of the sewer line down Route 4.

Public Hearings:

I. Andrew Knittle will apply for a Phase III Minor Subdivision of his lot (Tax

Map 6, Lot 10) located on Follensbee Road in the Rural Residential-Agricultural (R5) District. They propose to divide their 95.9-acre lot into two lots of 5.0 and 90.9 acres. If the application is accepted as complete the final hearing will be held the same night.

Motion to accept the application as complete, with special exception granted by the Zoning Board, came forward from Suzanne Laliberte, with a second from Dan Kiley and carried.

Scott Sanborn of Cardigan Mountain Land Surveyors represented the Knittle's. He outlined the project and stated that the Land Trust had worked with him on the layout to make sure the easement provisions were met. David Saladino asked about the homestead provision which is to protect the field by requiring the house to be located near the street.

John Kluge made a motion to accept this Subdivision as presented, Suzanne Laliberte second this and the motion carried.

II. Douglas Allard will apply for a Boundary Line Adjustment between his lot (Tax Map 32, Lot 40-2) and the lot owned by Donald Roberts and Evelyn Patton (Tax Map 32, Lot 34) all located on Main Street in the Residential (R1) District. The project involves annexing 0.2 acres from lot 40-2 to lot 34. If the application is accepted as complete the final hearing will be held the same night.

Dan Kiley accepted the application as complete with a second from Suzanne Laliberte and carried.

Chris Rollins, Land Surveyor represented. This is the former Estey property. Roberts and Patton already have a deeded right of way over this property and has a driveway across this. Abutter Cindy Wells asked why there is a hearing for this and will there be a driveway built for the entire length. Clarification was given on how it would affect her property.

David Saladino made a motion to accept the boundary line adjustment as presented with a second from John Kluge, and the motion carried.

III. The Langley Family Trust will apply for a Phase III Major Subdivision of their lot (Tax Map 8, Lots 38 & 54) located on Algonquin Road in the Rural Residential (R3) District. They propose to divide lot 38 into three lots two of 20.1 and 12.4 acres with the remaining 34.6 acres annexed to lot 54. 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 Dan Kiley and carried.

Chris Rollins, Land Surveyor, represented the Langley's for this subdivision. It will be two new lots on Algonquin Road created with the remaining land to be annexed to another Langley lot on Boy's Camp Road. Actually two lots being divided into three.

Mrs. Shopland asked if there is lake access from these lots. Chris Rollins explained that that the lots are not on the lake, and not that he knows of but there is evidence in the deeds of a shared right-of-way.

Mr. Sheridan asked for clarification on the annexation and Mr. Rollins provided a map for his view.

Mr. Shopland asked if they are adhering to the 50-foot setback from the brook or any water runoff that he should be notified of any other permits. Mr. Rollins said abutters are notified as required by shoreland protection and wetland permitting rules. He will not be notified of a Building Permit approval but can keep an eye out for the permit card that should be posted in view.

David Saladino asked for a clarification on major and minor subdivision. Minor is one into two, major is one into three or more. Only one new lot is being created here. Does the major subdivision requirements need to be waived?

Motion to waive the sedimentation plan, impact study, and erosion control plan came forward from David Saladino, second from John Kluge and carried.

Motion to approve this subdivision as presented with the waiver, and extension of the driveway beyond the road- 160 feet - came forward from David Saladino, with a second from Dan Kiley and carried.

Zoning Amendments:

Watershed Ordinance – handout for the board members and will be discussed at the next meeting.

Laramie Farms Principal Building/Subdivision – Request from landowner as this is in the R1 district. Currently this multi family housing would have to become 6 lots. They would like to have this removed. The lots would have to be done according to density on this 75-acre property. This would change the zoning of the entire district. Defining this property, which will be similar to the alternative village plan, may provide for the request.

Property Maintenance Code – EVA may propose this.

Alternates Needed – Paula Rowe has submitted her request to become an alternate. The Board was in favor and Director Taylor will memo the Selectmen.

TIF Update – David Saladino informed that the Board may want to take a look at the CB zoning may have a proposed change before the sewer is extended. TIF is currently working on the Route 4 sewer line, and have pulled back on the Huse Park project.

Communication:

OEP – Fall Planning/Zoning Conference at the Mountain View Grand Hotel in Whitefield, NH on Saturday November 13th, 2010.

NHDOT – Public Hearing on Shaker Bridge Underpass – November 17, 2010.

Shoreland Applications:

Karen Hambleton – Shaker Blvd

Richard & Barbara Dow – Baltic Street

Susan and William Gesell – Foster Circle (single family home).

Timber Cuts:

Paul Birolini – Grafton Pond Road. 20 acres out of 30.

Fred and Carol Emery – George Hill Road. One acre cut out of 3.

Trae Dessert – US Route 4. One acre out of 27.

Wetland Permits:

Gay Palazzo – Graham Road – Notice of Deficiency.

NEXT MEETING:

November 10, 2010 – Zoning Amendments

Adjournment:

Motion to adjourn came at 8:40 p.m. from Dan Kiley with a second from John Kluge and carried.