

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
December 8, 2010- 7:00 PM

DRAFT MINUTES

Present: Tim Taylor, Chairman, Jim Taylor-Public Works Director, John Kluge-Selectmen's Representative, David Saladino, Nate Miller-Acting Town Planner, Kurt Gotthardt, Paul Withrow, Dan Kiley, and Paula Rowe.

Approval of Minutes:

Dan Kiley moved to approve the minutes of November 10, 2010. Paul Withrow seconded and the motion passed unanimously.

Selectmen's Report:

John Kluge, Selectmen's Representative reported. The Huse Park culvert project is moving forward, and some work should be done in the spring.

The NHDOT project to replace the Shaker Bridge project is moving forward. The Governor and Council recently awarded a construction contract for the project, and the contractor has started to mobilize.

The Budget Committee has been working diligently and their goal is to keep the tax rate level.

Engineering estimates are being developed for the Route 4 sewer extension project. The goal is to fund the project using TIF district dollars. However, the scope of the project is extensive, and due to cost, the work may need to be completed in two phases.

The Recreation Committee has submitted two recent proposals to the Selectmen: 1) Ice Skating Rink in Huse Park; and 2) Farmer's Market in the summer at Huse Park.

Conceptual Hearings:

Rob Malz – Site Plan. Paul Skipper presented for Mr. Malz. Mr. Skipper has a small retail business in the Plymouth area for landscape supplies. Mr. Skipper also sells handmade granite sculptures and other stone crafts. He would like to bring a part of the business to Enfield on Mr. Malz's property in front of the Shaker Hill Granite building. Mr. Malz indicated that a plan showing lighting, signage placement, and size/location of the proposed building would be forthcoming.

Jon Putnam – Conceptual. Mr. Putnam would like to open up a shop behind his parents' business on Route 4 (Bearly Used Books). He installs automotive electronic accessories including stereos and electric car starters, and plans to have a small showroom in the future. Mr. Putnam indicated that there is room for this new business without any dimensional changes to the existing building. There is a three-car garage underneath the current structure, and the majority of business operations will take place there. Mr. Putnam indicated that additional signage will be needed, and Jim Taylor provided guidance on the town's sign permitting process.

George Hill Road – Brooks Place appeared before the Board to discuss the currently approved subdivision for his property (former Barry Dashner subdivision). He requested an extension of that approval.

John Kluge moved to extend the subdivision approval for 24 months. Dan Kiley seconded and the motion passed unanimously.

Business:

Zoning Amendments

Nate Miller provided a recap of the Board's discussion about this topic in November. The developer of the Laramie Farms project has requested that the Board consider a zoning amendment that would allow multiple multi-family housing buildings on a single lot.

The Board reviewed conceptual sketches of the Laramie Farms project with and without the potential zoning change. The only significant difference was the absence of lot lines. The layout and dimensions of buildings, roads, and parking on the site would not change.

The Board reviewed a memo from staff outlining five options: 1) Do nothing;

2) Change the provision throughout the entire R1 District; 3) Change the provision in areas of the R1 District served by municipal water and sewer; 4) Incorporate a special exception in the R1 District; 5) Consider Planned Unit Development regulations.

Following discussion of the pros and cons of each of the five options, John Kluge moved that the Board endorse Option #1 (“Do Nothing”) and take no action on the Laramie Farms request at this time. Dan Kiley seconded and the motion passed unanimously.

Nate Miller reported that the terms “Multiple Family Dwelling” and “Dwelling, Multi-Family” are both defined in Appendix A of the zoning ordinance. However, each definition is different. David Saladino moved to remove the definition of ‘Multiple Family Dwelling’ from the zoning ordinance. Dan Kiley seconded and the motion passed unanimously.

It is necessary to have a public hearing with placement of a warrant article on this matter.

TIF District RFP

Nate Miller distributed a draft RFP developed by the TIF District Committee. Given that the extension of utilities east on Route 4 is likely to spur additional development, the TIF District Committee would like to work cooperatively with the Planning Board to conduct a design charrette. The charrette will help to define a town-wide vision for the form and function of future development in this area of Route 4 (from Baltic Street to the Canaan Town Line). Following the charrette, land use regulations can be updated to ensure that the development that happens in the area meets the town’s vision.

Dave Saladino, Dan Kiley and Kurt Gotthardt volunteered to be the Planning Board members on this steering committee.

Enfield Master Plan

Nate Miller discussed the current status of the Enfield Master Plan. The last formally adopted Master Plan was in 1995. In 2007, eight chapters were updated. However, that leaves nine chapters that have not been updated since 1995. Nate Miller presented the Board with a plan to update the remaining chapters, with the goal of updating one chapter per month.

Informational Items:

Timber Cuts

- Kaye Mirski – Shaker Hill Road
 - o 36-acre selective cut
- Kathleen Stavaski – Lockehaven Road
 - o 200-acre cut
- Jeremy Roth – Whitehouse Road
 - o 6-acre cut
- Robert Raymond – Potato Road
 - o 14-acre cut

Shoreland Permits

- CLD Consulting Engineers c/o William Davis on US Route 4. Jim Taylor explained that this permit request is related to the town's planned work at Huse Park.

NEXT MEETING:

JANUARY 12, 2010

Adjournment:

Tim Taylor moved to adjourn the meeting at 8:45 PM. Dan Kiley seconded and the motion passed unanimously.