

# 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 9, 2011- 7:00 PM

Present: Tim Taylor-Chairman, Paula Rowe, Suzanne Laliberte, Kurt Gotthardt, Paul Withrow, Dan Kiley, Nate Miller- Acting Town Planner, and Jim Taylor- Public Works Director.

Approval of Minutes:

Dan Kiley moved to approve the Minutes of February 9, 2011 as submitted. Kurt Gotthardt seconded, and the motion passed with Suzanne Laliberte and Paul Withrow abstaining.

Selectmen's Report:

This item was tabled to the April Planning Board meeting.

Public Hearings:

I. Jay Boucher (individually, and as a Trustee of Linda S. Boucher Trust), John S. Markowitz Jr., and Sharon Markowitz will apply for a Boundary Line Adjustment between their lots (Tax Map 10, Block 10, Lot 10 and Tax Map 10, Block 10, Lot 11) located on NH Route 4A and Even Chance Road in the Residential One (R1) District. The proposed Boundary Line Adjustment involves annexing 0.41 acres from lot 18-1 to lot 10-10-10 and 0.41 acres from lot 18-1 to lot 10-10-11. The proposed annexations would thereby eliminate lot 18-1 as a separate lot of record.

Suzanne Laliberte moved to accept the application as complete. Kurt Gotthardt seconded and the motion passed unanimously.

Scott Sanborn presented for Mr. Boucher and Mr. Markowitz. The survey drawing was presented for the board members to view. Nate Miller noted a minor error (mislabeling of "Parcel B" in the description of Tax Lot 10-10-11) on the plan submitted to the Board. Scott Sanborn advised that, if the

application were approved, he would submit a corrected mylar plan.

Dan Kiley moved to approve the Boucher/Markowitz Boundary Line Adjustment. Paul Withrow seconded and the motion passed unanimously.

Conceptual Hearings:

Paul Lindberg – Minor Subdivision

In 2008, Mr. Lindberg completed a voluntary merger of his lots on Grafton Pond Road. He would now like to complete a minor subdivision to create two lots of a different configuration. The board advised Mr. Lindberg that each of the new lots would need to have a minimum area of five acres with 250 feet of road frontage. The Board informed Mr. Lindberg that lots with a length-width ratio of 4:1 or greater would not be approved, per the subdivision regulations. Lastly, the Board noted that Mr. Lindberg would need to demonstrate that the proposed new lot has an adequate building envelope and can properly accommodate a septic system.

Lacroix/Fairpoint Communications – Site Plan

This item was tabled to a future Planning Board meeting.

Business:

Town Meeting Results

Nate Miller reported that the proposed zoning amendment to clarify the definition of multi-family housing passed 263 to 41 at Town Meeting. Nate Miller will update the ordinance with the town-approved change.

TIF District Design Charrette and Land Use Regulation Review

Nate Miller reported that the Project Steering Committee (comprised of members of the Enfield Planning Board and TIF District Committee) has interviewed two teams of consultants for the Design Charrette and Land Use Regulation Review project. The Steering Committee has made a consultant recommendation to the TIF District Committee for approval at their March 16, 2011 meeting.

Potential Revisions to Planning Board Application Fee Schedule

Nate Miller advised that the Planning Board should review their Fee

Schedule. Some of the existing fees (e.g. advertising) are tied to direct costs charged by third-party vendors (e.g. newspapers). In some cases, the current fees are inadequate to cover these direct costs. The Board advised Mr. Miller to look at other towns in the region to see what they are charging. Nate Miller noted that he would develop a report for the Board for discussion at the April meeting.

#### Enfield Master Plan – Formation of Future Land Use Map Working Group

Nate Miller provided the board members with a copy of Future Land Use map (last revised in 2005), noting that the map should be revisited before it is incorporated into the Master Plan. Nate Miller asked for volunteers from the Planning Board to review the map and recommend any revisions to the Planning Board. Kurt Gotthardt and Suzanne Laliberte volunteered to assist with this work.

#### Communication:

The NHDOT is holding a Public Informational Meeting on March 14, 2011 to discuss design alternatives for the Northern Rail Trail crossing. The meeting will be held at 7:00 PM at the Enfield Community Building.

#### Timber Cuts:

- Lloyd Hackeman- NH Route 4A
  - o 4-acre cut
- Norman and Susan Dame- NH Route 4A
  - o 17-acre cut on 32-acre lot

#### Next Meeting:

The Planning Board confirmed their next meeting for Wednesday, April 13, 2011.

#### Adjournment:

Paul Withrow moved to adjourn the meeting at 8:15 PM. Dan Kiley seconded and the motion passed unanimously.