

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
April 13, 2011- 7:00 PM

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

Approval of the March 9, 2011 Minutes:

Dan Kiley moved to accept the minutes of March 9, 2011. Suzanne Laliberte seconded, and the motion passed unanimously. John Kluge and David Saladino abstained due to absence.

Selectmen's Report:

John Kluge reported on behalf of the Board of Selectmen. The Town is coordinating with NHDOT to move through the historic and cultural resource review process related to improvements at the Northern Rail Trail crossing at Main Street, which is overseen by the State Historic Preservation Office (SHPO). The Selectmen continue to strongly support an at-grade Rail Trail crossing at Main Street.

David Saladino moved that the Planning Board formally endorse an at-grade Rail Trail crossing at Main Street. Dan Kiley seconded, and the motion passed with Kurt Gotthardt opposed.

Conceptual Hearings:

Steve Lake – Site Plan

Mr. Lake provided the Board with an overview of his business concept. He has an agreement with the owner of the Enfield Hardware store, and would like to park motor vehicles in that parking lot. The vehicles would be registered and placed for sale by their owners. The owners of the vehicle would pay Mr. Lake a fee to park their registered vehicles at the Hardware

Store. Each of the vehicles would display a "For Sale" sign and contact information for the vehicle's owner.

Mr. Lake estimates that the property could fit 10-12 motor vehicles without infringing on the parking required for the Hardware Store. The parking related to his business would be seasonal each year, between April and November. Vehicles would not be parked on the site during the winter. Mr. Lake calls his business "Sell-U-Ride" and may pursue a sign permit. The Board advised Mr. Lake to carefully review the signage regulations in the zoning ordinance for the Community Business district prior to applying for a sign permit.

The Board gave him the approval to move forward based on the conversation this evening. The Board emphasized the following to Mr. Lake.

- 1) All vehicles parked at the Enfield Hardware Store related to Mr. Lake's business shall be privately owned and registered;
- 2) No parked vehicles shall hinder sight distance at the intersection of U.S. Route 4/Maple/Main Street;
- 3) Parked vehicles shall not infringe on the required parking for the Enfield Hardware Store;
- 4) Signage for this business shall conform with the zoning ordinance, and a sign permit shall be obtained prior to the installation of any signage;
- 5) No commercial or retail activity related to Mr. Lake's business shall take place on the site. All transactions related to Mr. Lake's business shall be solely between private vehicle owners and other private parties.

Business:

Update on TIF District Design Charrette and Land Use Regulation Review

The TIF Committee approved the scope of work and funding for the Design Charrette and Land Use Regulation Review project. Both the Town and the Consultant have signed the contract and work on the project will begin soon.

Planning Board Fee Schedule

Nate Miller provided an overview of the Planning Board's current fee schedule, and distributed copies of fee schedules from neighboring communities. Mr. Miller advises leaving the core fees alone and increasing the advertising fee to \$50.00 to cover the current cost of a legal line ad in the local newspaper.

John Kluge moved to bring the amended fee schedule to a public hearing.

David Saladino seconded, and the motion passed unanimously. The Board advised that the public hearing for this item should take place during a Board meeting with another regularly scheduled public hearing.

2010 U.S. Census Data

Nate Miller provided a handout of 2010 U.S. Census data related to population, occupied housing, and vacant housing. According to the Census data, the Town of Enfield has decreased in population over the past 10 years.

Communication:

Planning Board Appointments and Reappointments

Tim Taylor confirmed that he would like to continue on the Board. Tina Stearns has been appointed as an alternate.

NHLGC – 2011 Local Officials Workshops

The New Hampshire Local Government Center has released its schedule of Local Officials Workshops for 2011. Topics include the Right-to-Know law, ethics, conflicts of interest, and liability. The closest workshop to Enfield is scheduled for May 17th in New London.

NHOEP – Spring 2011 Planning & Zoning Conference

The New Hampshire Office of Energy and Planning has scheduled the Spring 2011 Planning and Zoning Conference for Saturday, June 11th in Manchester. Nate Miller distributed the agenda for the conference to Planning Board members.

Upper Valley Lake Sunapee Regional Planning Commission

Nate Miller advised that the Regional Planning Commission Transportation Advisory Committee has completed its review and prioritization of proposed Ten-Year Transportation Improvement Plan projects. A project proposed in Enfield to improve safety on the 1.5-mile stretch of U.S. Route 4 between the Lebanon City Line and Maple/Main street has finished as the Region's #1 priority for inclusion in the plan. The project would include horizontal curve improvements, shoulder, and sight distance improvements along this segment. The project may also include safety improvements at the intersection of U.S. Route 4/Maple/Main Street.

Timber Cuts:

- Johnathan and James Hartland – Lockeaven Road.
 - o 3-acre cut on 11-acre lot.

Next Meeting:

The Planning Board confirmed its next meeting date for May 11, 2011. Nate Miller advised that the Board will be busy in the coming months. The town has received a site plan review application for a development with 7 multi-family buildings totaling 154 dwelling units.

Adjournment:

Paul Withrow moved to adjourn the meeting at 8:00 PM. John Kluge seconded and the motion passed unanimously.