

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
July 13, 2011 – 7:00 PM

Present: John Kluge – Selectmen’s Representative, Paul Withrow, Dan Kiley, Kurt Gotthardt, David Saladino, Paula Rowe, and Nate Miller-Acting Town Planner.

Vice-Chairman Dan Kiley called the meeting to order at 7:00 PM.

Approval of Minutes:

Kurt Gotthardt moved to accept the minutes of June 22, 2011. John Kluge seconded, and the motion passed with Dave Saladino and Paul Withrow abstaining due to absence.

Selectmen’s Report:

John Kluge reported that the Selectmen met at recently the Enfield Center Town Hall. Jeff Potter, NHDOT construction engineer for the Shaker Bridge reconstruction project, was present and advised the Selectmen that the town needs to remove and replace 500 feet of cast iron water pipe. The construction plans for the Shaker Bridge project listed the location of the pipe in error. The Selectmen unanimously voted to proceed with removing and replacing the cast iron water pipe.

John Kluge reported that the town’s 250th Anniversary Celebration was a great success and extra hats, etc are available for purchase from the Enfield Village Association.

Conceptual Hearings:

Ken Camp – Site Plan on NH Route 4A

Ken Camp introduced himself to the Board, noting that he owns a 3-acre parcel of land on NH Route 4A next to Chase’s Auto Salvage. Mr. Camp

would like to develop a temporary produce stand on the site for the purpose of selling grilled corn. Mr. Camp's produce stand would complete its operation by the end of October.

Mr. Camp proposes to install a temporary canopy on the site, with a bed of gravel to provide the base for grill. The gravel bed will also provide access/egress for vehicles and act as a small parking area while the produce stand is in operation.

Kurt Gotthardt asked what days Mr. Camp proposed to operate the produce stand. Mr. Camp advised that the stand would be open on Friday, Saturday, and Sunday until the end of October. Board members advised that Mr. Camp consult with the Enfield Fire Department regarding the installation of a grill on the site.

Board members advised that Mr. Camp consult with NHDOT District II to ensure that using the state-permitted driveway access on NH Route 4A for the purpose of a temporary produce stand is acceptable.

Nate Miller asked if Mr. Camp anticipated installing any advertising signage for the business. Mr. Camp advised that he would like to place two seven-foot high signs advertising the produce stand. Mr. Miller provided an overview of the signage regulations in the Residential One (R1) District, noting that the business would be allowed one sign, not to exceed five square feet. A Sign Permit is required.

The Board advised that, because Mr. Camp's produce stand is a temporary use of his property, Minor Site Plan Review would not be required, given the following:

- The property shall be inspected by the Code Enforcement Officer to ensure that the site functions safely during and after the installation of the temporary produce stand. The produce stand shall comply with any applicable building codes, as determined by the Code Enforcement Officer;
- The Enfield Fire Department shall be consulted prior to the installation of a grill on the site;
- The NHDOT District II office shall be consulted to ensure that using the state-permitted driveway access on NH Route 4A for the purpose of a temporary produce stand is acceptable;
- The signage advertising the business shall conform to the town's signage regulations (Section 408 of the Zoning Ordinance), and the town must approve a Sign Permit before signage is installed.

Mr. Camp thanked the board for their consideration and advice.

Guest Speaker- Mr. Ben Frost:

Mr. Ben Frost of the New Hampshire Housing Finance Authority (NHHFA) introduced himself and discussed many housing issues that the Enfield Planning Board may consider while updating the town's Master Plan.

Mr. Frost provided an overview of the state's Workforce Housing Law, which prohibits communities from restricting the development of workforce housing. Based on current figures, the price at which a housing unit is considered "affordable" in Grafton County (including the Town of Enfield) is \$220,000. Mr. Frost also recapped recent court cases from Hooksett and Windham that addressed the Workforce Housing Law.

Mr. Frost noted that he reviewed Enfield's regulations, and the town's current definition of multi-family housing is appropriate. However, the minimum lot size in the town's Residential One (R1) District is one-acre (with on-site utilities) and one-half-acre (with municipal utilities). These lot size restrictions may prohibit some residential developers from building in Enfield. Mr. Frost encouraged the Board to consider soil-based lot sizing in the future.

Mr. Frost noted that the town's definition of "accessory dwelling" does not reflect that an accessory unit is a permanent, year-round dwelling that is subordinate to another dwelling unit. Nate Miller advised that there are multiple definitions for the concept of "accessory dwelling" in the town's zoning ordinance. At the 2011 Enfield Town Meeting, voters corrected conflicting definitions of "multi-family housing." At the 2012 Enfield Town Meeting, a similar correction will need to be considered for the definition of "accessory dwelling unit." Ben Frost advised the Planning Board to review the Town of Hollis' definition of "accessory dwelling."

Ben Frost recommended that, if the town's goal is to promote new housing development, the Planning Board should not focus on providing development incentives. Rather, the Planning Board should review existing ordinances to identify and remove any unnecessary regulatory barriers to development.

The Board thanked Mr. Frost for attending and sharing his expertise.

Route 4 Design Charrette:

The Route 4 Design Charrette is scheduled for July 14, 15 and 16, 2011 with an array of activities. Letters have gone out to landowners and business owners on Route 4 inviting them to participate in the charrette. Nate Miller

provided the board with an updated agenda for the three-day event.

Timber Cuts:

- Keith and Betsy Oppenneer- Choate Road
 - o 4-acre cut
- Elizabeth Edson- Lockehaven Road
 - o 30-acre cut
- Richard and Lisa Newbert- George Hill Road
 - o 6-acre cut
- Robert Cottle- NH Route 4A
 - o 30-acre cut

Next Meeting:

The Planning Board confirmed that their next regular meeting would be held on August 10, 2011.

Adjournment:

David Saladino moved to adjourn the meeting at 8:30 PM. John Kluge seconded and the motion passed unanimously.