

Town of Enfield
Planning Board
Tim Taylor, Chairman
October 12, 2011- 7:00 PM

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

Approval of the Minutes:

John Kluge moved to accept the minutes of September 14, 2011 as
submitted. Paul Withrow seconded and the motion passed unanimously.

Selectmen's Report:

John Kluge reported that the Selectboard discussed the condition of Shaker
Hill Road, noting that it is a state roadway. The Town of Enfield will no longer
perform winter maintenance on Shaker Hill Road, due to the lack of summer
maintenance by the state.

John Kluge reported that a NHDOT Resource Coordination Meeting related to
the Northern Rail Trail crossing is scheduled for October 13 in Concord.
Steve Schneider will be attending on behalf of the town.

John Kluge reported that the Selectboard will be holding Public Hearing on
October 17th to hear feedback from land and business owners about the
proposal to extend utilities on U.S. Route 4 from Baltic Street to
approximately the Canaan Town Line.

Conceptual Hearing:

Gerlack/Reed – Boundary Line Adjustment

Mrs. Nancy Gerlack presented a conceptual boundary line adjustment plan
for her property on Crystal Lake Road in the Residential Three (R3) District.
Under an agreement with the neighboring property owners, Harry and Barbara
Reed, approximately 0.42 acres would be annexed from the Reed's property
(Map 45, Lot 8) to the Gerlack's property (Map 45, Lot 7). After the boundary
line adjustment, the Gerlack's parcel would be 0.67 acres and the Reed's
parcel would be 1.00 acres. Both lots are non-conforming and would remain
non-conforming after the boundary line adjustment.

Nate Miller advised that the Gerlack's have received a variance from the Enfield Zoning Board of Adjustment for this proposal.

Kurt Gotthardt advised that there should be written agreements between the two property owners in regards to the driveway and water rights on the properties. Mrs. Gerlack suggested that her attorney, Kane Smart, would address this matter.

Mrs. Gerlack thanked board members for their feedback and noted her plans to apply for a public hearing on November 9th.

Business:

The Board discussed potential zoning amendments for the 2012 Town Meeting.

Nate Miller noted that the definitions of "Accessory Apartment" and "Dwelling, Accessory" in Appendix A of the Zoning Ordinance are confusing. Following discussion, the board reached consensus that the definition of "Dwelling, Accessory" should be struck from the ordinance and the definition of "Accessory Apartment" should be retained.

Board members noted that accessory apartments are currently allowed as a special exception in the R1 and R3 districts. Following discussion, the board reached consensus that accessory apartments should be allowed as a by-right use in the R1 and R3 districts. Additionally, accessory apartments should be added as a special exception in the R5 district.

The Board asked Nate Miller to draft the proposed changes for further review at the November 9th meeting.

Communication:

UVLSRPC has sent notice that 2011-2012 Planning and Land Use Regulation books are available. The cost for the books is \$8 each. Nate Miller will be ordering 10 books for board members and staff. Additional books may be ordered for members of the Zoning Board of Adjustment.

Nate Miller reported that Tina Stearns, who was an alternate on the Planning Board, is no longer able to serve. Therefore, an alternate position is open.

Informational Items:

Nate Miller reported that NHDOT has issued initial comments on the Laramie Farms driveway access application. The NHDOT has reaffirmed their comments from January 2008 and is awaiting a drainage plan from the developer.

Timber Cuts:

James and Christine Messier- Palmer Road.

· 5 acre cut

David Del Sesto- Lockehaven Road.

· 2 acre cut

Next Meeting:

The Planning Board confirmed that their next regular meeting would be held on November 9, 2011.

Adjournment:

Dan Kiley moved to adjourn at 8:15 PM. Suzanne Laliberte seconded and the motion passed unanimously.