

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 14, 2011- 7:00 PM

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

Guests: Tony Lozeau, Michael DiBitetto, John DiBitetto, Michael Leo, Nick Sanders, and approximately 35 members of the public.

Approval of Minutes:

Suzanne Laliberte moved to approve the minutes of November 9, 2011 as submitted. Kurt Gotthardt seconded and the motion passed with Tim Taylor abstaining.

Selectmen's Report:

John Kluge reported that the Enfield Capital Improvement Program (CIP) Committee has issued a proposal to the Selectmen to fund \$6.8 Million in capital needs over the next 15 years. The CIP Committee has identified capital needs including two new fire trucks, replacement equipment for the Department of Public Works, and a full-depth reconstruction of a segment of Jones Hill Road. Funding the proposal would translate into a five-cent tax increase each year for approximately 10 years.

Conceptual Discussion:

Mr. Tony Lozeau, Realtor, presented the Board with a conceptual sketch of a minor subdivision on Boys Camp Road. Mr. Lozeau proposed splitting a 22-acre lot (Map 12, Lot 28) into two lots, approximately 19 acres and 3 acres respectively. The Board advised Mr. Lozeau that the existing wood road south of Conant Road is not appropriate to provide road frontage for the new lot. Rather, to meet the town's regulations, at least 100 feet of frontage must

be provided from Boys Camp Road. Mr. Lozeau noted that, in order to meet this requirement, a waiver might need to be granted for the town's maximum 4:1 lot length-width ratio. The Board advised that they would entertain waiving the 4:1 ratio provision for this minor subdivision, due to site-specific constraints.

Mr. Lozeau thanked the Board for their time and feedback.

Public Hearing:

Maple Street – Enfield Acquisition, LLC - Phase II Design Review for lots 14A-47 and 14A-48 located on Maple Street and US Route 4 in the community Business (CB) and Residential One (R1) Districts. Subdivision and site plan for a 154-unit rental housing project.

Chairman Taylor informed those in attendance of the purpose of the Phase II Design Review process and the Planning Board's rules of procedure.

Dan Kiley moved to open the design review hearing. Suzanne Laliberte seconded and the motion passed unanimously.

Michael Leo of VHB, Inc., the project engineer for Maple Street-Enfield Acquisition, LLC, presented an overview of the development proposal to the Board and the public. The development would be 154 units of rental housing accessed off of U.S. Route 4, and the developments driveway access would be located approximately where the existing water tower access road is located (across the street from the Great View Roller Skating Rink). The 154 housing units would be located in seven multi-family housing buildings, each with its own garage structure. A clubhouse, pool, and tennis court are also proposed.

Mr. Leo continued, noting that all the buildings would have sprinkler fire suppression systems, and the building heights meet town regulations. The drainage plan for the site includes porous pavement parking areas, two detention basins, and subsurface recharge units for six of the seven buildings.

The proposed road into the site would be privately maintained. Mr. Leo advised that, while the total length of the access road is 3000', the project has been designed so that the final 1000' section acts as a driveway.

Mr. Leo advised that the developers are requesting initial guidance from the Board about the potential for waivers in two areas:

- 1) A waiver for the 8% maximum grade requirement for subdivision streets. Mr. Leo explained that meeting this requirement would necessitate substantial impacts to a stream that runs through the site. As designed, there is a 10% grade on a section of the access road.
- 2) A waiver for the 2000' dead-end road length, due to site specific constraints.

Nick Sanders of VHB, Inc. presented an overview of the project's traffic impact study. The study area included four key intersections: Route 4/Maple/Main Street, Route 4/High Street, Route 4/Site Driveway, and Route 4/Route 4A in Lebanon.

Mr. Sanders continued, noting that the development is estimated to generate 75 trips in the morning peak hour and 90 in the afternoon peak hour. The study assumes that 65% of traffic leaving the site will travel west on Route 4, with 35% of traffic leaving the site traveling east.

Mr. Sanders noted that the traffic study assumes a 2% background traffic growth rate. The NHDOT has not yet granted a driveway access permit for the project, but has provided initial comments. The NHDOT does not believe that a left turn pocket is warranted on Route 4 at the site driveway.

Chairman Taylor invited comments from the public.

Dr. David Beaufait asked about the possibility of a left turn pocket on Route 4 at the site driveway. Mr. Sanders advised that the NHDOT does not believe that a left turn pocket is warranted on Route 4 at the site driveway.

Linda Jones asked about the location of the proposed detention ponds. Mr. Leo advised that the detention ponds would be located adjacent to the site entrance and south of the proposed cul-de-sac.

Sharon Beaufait asked for clarification on the trip generation estimates. Mr. Sanders explained how Institute of Transportation Engineers (ITE) standards were applied to develop the trip generation figures presented in the traffic impact study, and noted that the peak-hour trip generation estimates were not totals for a full day, but rather the busiest hour in the morning and the busiest hour in the afternoon.

Jean Ricard asked about the location of the proposed site access in relation to the existing water tower access road. Mr. Leo advised that the proposed site driveway would be slightly east of the water tower access road.

Sharon Beaufait asked about the number of children entering the school district. Mr. DeBitetto advised that there will mostly be one bedroom units marketed to professional people working at Dartmouth College and the Dartmouth Hitchcock Medical Center. As such, they anticipate few children will be living in the development. Mr. DiBitetto will submit a school impact study to the Planning Board for review.

Sharon Beaufait asked about the grade of surrounding roads in town for comparative purposes. Chairman Taylor informed Mrs. Beaufait that Dry Bridge Hill (on U.S. Route 4) has a 9 % grade. Mrs. Beaufait expressed concern about school buses accessing the development with a 10% road grade.

Alv Elvestad noted that the proposed 10% grade of the site access road could present problems in winter conditions. Dr. David Beaufait suggested that this be considered in the traffic impact study.

Sharon questioned whether the proposed site access road would be accessible for emergency vehicles. Mr. Sanders informed her that all of the roads would be built to the town specifications and 22 feet wide. Chairman Taylor advised that the fire department would be reviewing this.

Charlie Therriault asked if all the units would be rentals. Mr. DiBitetto responded that all of the units would be rental units.

Charlie Therriault asked if the rental units would be targeted to low-income residents. Mr. DiBitetto responded that a current market analysis shows that a one bedroom rentals in the Upper Valley has an average rent of approximately \$1,300 per month.

Chris Irwin, a resident of Maple Street, asked about the drainage plan. Mr. Irwin expressed concern about additional stormwater draining onto his lawn from the development. Mr. Leo reviewed specifics of the drainage plan noting the porous pavement parking areas, two detention basins, and subsurface recharge units for six of the seven buildings. Mr. Leo advised that the drainage design should prevent additional water from draining onto Maple Street properties.

Charlie Therriault asked about the lighting plan for the development. Mr. DeBitetto said the lighting would conform to state and local standards.

Linda Jones asked the board about the density calculations for the

development. Mr. DeBitetto advised that the development would meet the town standards for density in the Residential One (R1) district. The Laramie Farms tract of land is 77-acres. The town allows two dwelling units per acre. As such, 154 dwelling units are proposed.

Chairman Taylor invited comments from members of the Board.

Kurt Gotthardt noted the town's regulation that structures be set back 50 feet from designated wetlands. Mr. Gotthardt advised that some of the proposed buildings encroach on this setback. Mr. Leo suggested that he would review this, and the buildings can be moved to avoid encroaching on the setbacks.

Kurt Gotthardt noted that the site plan shows a reserved right-of-way for access to the property behind the development, owned by Linda Jones. Mr. Leo advised that this could serve as an additional access/egress point to the development in the future.

Kurt Gotthardt noted the proposed access and utility easements. Mr. Leo advised that this is intended to provide a driveway access to the water tower.

Kurt Gotthardt asked about the status of NHDES wetlands permitting for the proposal. Mr. Leo advised that wetlands permits have not been obtained, but an outline with NHDES is in place.

Kurt Gotthardt asked what design speed was used in the traffic impact study. Mr. Sanders noted that a 35 MPH design speed was assumed.

Nate Miller advised that this is the Planning Board's first meeting since a formal Phase II Design Review application was submitted. As such, the Board needs to make a determination of the potential regional impact of this development, per RSA 36:56.

Suzanne Laliberte moved that the Board recognize this development as having potential regional impact, and afford the Upper Valley Lake Sunapee Regional Planning Commission and neighboring communities the status of abutter for the purpose of providing notice and testimony on this application. Kurt Gotthardt seconded and the motion passed unanimously.

Nate Miller advised that, as proposed, there would be 154 dwelling units along a 3,000-foot dead-end road accessible only from U.S. Route 4. Mr. Miller asked what options the developers have considered for secondary access. Mr. DiBitetto advised that the proposed seasonal trail to Maple Street could potentially be converted to an emergency lane, and provide secondary

access for emergency vehicles.

Nate Miller advised that, during the Phase III Final Review process, staff will request a third-party engineering review of the water, sewer, and drainage plans. The third-party review would also consider the design of the secondary access to ensure accessibility for emergency vehicles. Mr. Dibitto advised that the developers would have no issue with this request.

Nate Miller advised that a site visit should be conducted to review this proposal. Mr. Dibitto granted permission for members of the Planning Board and public to enter the property for any duly scheduled site visit.

Nate Miller asked if a fiscal impact study would be submitted. Mr. DiBitetto advised that they will submit a school impact study and are willing to work with the Board if a fiscal impact study is requested.

Suzanne Laliberte advised that a deer wintering yard is located on the site. Mr. Dibitto advised on the location of the deer wintering yard, noting that it would not be disturbed by the development.

Chairman Taylor asked for guidance from the Board on the applicant's waiver requests.

David Saladino moved that the Board waive the 8% grade limit for the site access road. Suzanne Laliberte seconded and the motion passed unanimously.

Chairman Taylor advised that the site access road will be a private road with private maintenance. Mr. Dibitto advised that the applicant is willing to work with the Board to consider certain maintenance provisions as conditions of approval during the Phase III Final Review process.

Board members advised that the full 3,000-foot site access road should be designed to town standards and considered part of the private site access road. The final 1,000-foot section should not be considered a driveway. Mr. DiBitetto concurred, and advised that this design would be amended.

Dan Kiley moved to waive the 2,000-foot dead-end road length requirement for the site access road contingent on third-party review of the design of the secondary emergency access lane. John Kluge seconded and the motion passed unanimously.

David Saladino suggested the proposed bus shelter be moved closer to the

entrance of the development, if feasible. Mr. Saladino, a traffic engineer, also noted that the traffic impact study does not properly account for grade on Route 4.

Mr. Saladino advised that he would like to see crash data of this segment of U.S. Route 4. Mr. Miller advised that the intersection of Maple and Main shows significant crash data and appears on the state's "Five Percent Report" of high-crash locations.

David Saladino moved continue this hearing to a Planning Board site walk on Sunday, January 8, 2012 at 10:00 AM. Dan Kiley seconded and the motion passed unanimously.

Following the site walk the hearing will be continued to the Board's February 8, 2012 meeting.

Mr. DiBitetto, Mr. Leo, and Mr. Sanders thanked the Board and members of the public for their comments.

Business:

Nate Miller advised that the town has received a request for temporary access to Class VI Blood Road for winter logging. The temporary access would be used from January to March. Following discussion, the Board advised Nate Miller to recommend to the Selectmen that the status of Blood Road be reviewed. The Board believes that this is no longer a class VI road.

Timber Cuts:

Sally Woodward – Lockehaven Road (17-29)

· 2-acre cut on 7.49 acre lot.

Sally Woodward – Lockehaven Road (17-29-2)

· 6-acre cut on 7.15 acre lot.

Next Meetings:

· January 8, 2012 at 10:00 AM site walk for Maple Street-Enfield Acquisition, LLC

· January 11, 2012 at 7:00 PM regular Planning Board meeting

Adjournment:

John Kluge moved to adjourn the meeting at 10:15 PM. Paul Withrow

seconded and the motion passed unanimously.