

# 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 14, 2012- 7:00 PM

Present: Dan Kiley, Paul Withrow, Suzanne Laliberte, David Saladino, Kurt Gotthardt, and Nathan Miller-Acting Town Planner

Guests: Pat Buccellato (Pathways Consulting), Scott Aiken, Tony Lozeau, John Downing, Russ Clift, and Jon Putnam.

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

Approval of Minutes:

Suzanne Laliberte moved to approve the minutes of February 8, 2012 as submitted. Dave Saladino seconded, and the motion passed unanimously.

Selectmen's Report:

This item was tabled.

Conceptual Review:

Jonathan Putnam provided the Board with an overview of a potential site plan application for his property on U.S. Route 4 ("Bearly Used Books"). In December 2010, Mr. Putnam and his son visited the Board to discuss opening a car stereo/car starter installation business. Because the new business utilized existing garage space, and did not require any dimensional changes to the existing building, the Planning Board determined that a Site Plan application would not be necessary.

Since his last visit to the Planning Board, the new business has been growing steadily, and Mr. Putnam is considering a potential expansion of the building. Mr. Putnam presented a conceptual plan showing a 600 SF expansion of commercial floor space in the front of the building, and a second expansion for residential floor space in the back of the building. Mr. Putnam noted that he would like to live in an apartment in the building, which would be attached to the business.

Vice Chairman Kiley noted that Mr. Putnam's proposal would require site plan review from the Planning Board. Kurt Gotthardt advised that Mr. Putman would also need a NHDES Shoreland Permit, given his property's proximity to the Mascoma River. Mr. Putnam advised that he would begin seeking a consultant to help him develop a site plan for the property and thanked the Board for their time.

#### Public Hearing:

I. Aiken Storage Associates, LLC (represented by Pathways Consulting, LLC) will apply for a Phase III Site Plan Review of their lot (Tax Map 15, Lot 5-1) located on Lovejoy Brook Road in the Community Business (CB) District. Currently, there are eight self-storage buildings on the parcel, totaling 39,500 square feet. Aiken Storage Associates, LLC proposes to redevelop a portion of the site, reducing the number of self-storage buildings on the parcel to seven while increasing the total building footprint to 41,000 square feet.

Paul Withrow moved to accept the application as complete and open the public hearing. David Saladino seconded, and the motion passed unanimously.

Pat Buccellato of Pathways Consulting provided an overview of the site plan. In 2003, Robert Lacroix received site plan approval to construct 12 storage buildings totaling 60,750 SF. In 2007, Mr. Lacroix then subdivided the property into lots 15-5 and 15-5-1. Aiken Storage Associates, LLC purchased lot 15-5-1, which is permitted for 8 storage buildings totaling 39,500 SF.

Aiken Storage Associates, LLC proposes a new site plan, reducing the number of self-storage buildings on the parcel to seven while increasing the total building footprint to 41,000 square feet.

Nate Miller noted that the applicant has requested a waiver from providing watershed delineation and maps depicting pre-and-post development conditions. Mr. Buccellato advised that the project previously received a NHDES Alteration of Terrain Permit, and that the revised proposal does not require an amendment to that permit.

Nate Miller advised that a Flood Study of the site was conducted in 2003 as part of the original Robert Lacroix site plan approval. Mr. Buccellato reported that the study established that there would be no impact on abutting properties, and this conclusion remains true under the proposed development conditions. Mr. Miller suggested that the Board require a letter from a Professional Engineer stating this as a condition of approval.

Nate Miller advised that Lovejoy Brook Road is prone to flooding, and that the Town of Enfield cannot guarantee 24-hour access to the site during flood periods. Scott Aiken noted that the floods on Lovejoy Brook Road were a substantial concern when his business first moved to the site, but he understands that the Town is unable to guarantee 24-hour access during flood periods. Mr. Aiken encouraged the Enfield Department of Public Works to review replacement alternatives for the Lovejoy Brook Road culvert, and advised that the culvert is undersized.

Nate Miller advised that there is an off-site sign promoting Mr. Aiken's business at the corner of Lovejoy Brook Road and U.S. Route 4. Mr. Miller noted that off-site signage requires approval from the Enfield Zoning Board of Adjustment. Mr. Aiken advised that he would contact the Town's Zoning Administrator to discuss this issue.

Nate Miller noted that the Town's water supply is located in proximity to the development. Mr. Miller asked what methods Aiken Storage Associates uses to "police" what is stored in the units (e.g. chemicals, hazardous materials, etc). Mr. Aiken reported that his lease agreement prohibits the storage of flammable and hazardous materials in the units.

Kurt Gotthardt asked for specifications on the proposed lighting fixtures. Mr. Buccellato advised that he would provide these specifications to the Board to ensure conformity with the Town's lighting regulations.

Kurt Gotthardt moved to close the public hearing. Paul Withrow seconded and the motion passed unanimously.

Kurt Gotthardt moved to approve the Aiken Storage Associates, LLC site plan with the following conditions:

- A letter shall be provided to the Enfield Planning and Zoning Office, signed by a Professional Engineer, verifying that the conclusions of the 2003 Flood Study of the site remain true under the proposed development conditions.
- Site lighting shall conform to Appendix B of the Town of Enfield Site Plan Review Regulations. Lighting specifications shall be submitted to the Enfield Planning and Zoning Office for approval.

Paul Withrow seconded, and the motion passed unanimously.

Vice-Chairman Kiley called a five-minute recess at 8:05 PM.

Vice-Chairman Kiley reconvened the meeting at 8:10 PM.

II. The Marguerite E. Haughey Revocable Trust (represented by Moose Mountain Realty) will apply for a Phase III Minor Subdivision of a lot (Tax Map 12, Lot 28) located on Boys Camp Road in the Residential Three (R3) District. The Marguerite E. Haughey Revocable Trust proposes to divide the 25.07-acre parcel into two parcels of 20.63 and 4.44 acres respectively.

Kurt Gotthardt moved to accept the application as complete and open the public hearing. Paul Withrow seconded, and the motion passed unanimously.

Tony Lozeau provided an overview of the minor subdivision application. Mr. Lozeau advised that the application is based on the conceptual plan presented at the December 2011 Planning Board meeting, and the Marguerite E. Haughey Revocable Trust proposes to divide the 25.07-acre parcel (12-28) into two parcels of 20.63 and 4.44 acres respectively.

Nate Miller advised that Mr. Lozeau is requesting a waiver from the 4:1 lot length-lot width ratio specified in the Town's subdivision ordinance.

Mr. Lozeau reported that the Marguerite E. Haughey Revocable Trust wishes to revise its application to divide the 25.07-acre parcel into two parcels of 20.03 and 5.05 acres respectively. However, Mr. Lozeau will not have revised plans to submit until next week.

Mr. Russ Clift, an abutter to the property, noted that Conant Road landowners have provisions in their deeds related to cost sharing for private road maintenance. Mr. Clift asked if this provision will be included in the deed for the new lot, and included in any deed revisions for the existing parcel (12-28). Mr. Lozeau reported that he was aware of this deed provision, and the provision will be included in the deed for the new lot, and in any deed revisions for the existing parcel.

Mr. Lozeau requested that the Board continue this hearing to April 11th, and advised that he would submit revised subdivision plans to the Enfield Planning and Zoning Office during the week of March 19th.

Paul Withrow moved to continue the Marguerite E. Haughey Revocable Trust minor subdivision hearing to April 11th at 7:00 PM. David Saladino seconded, and the motion passed unanimously.

Business:

## Town Meeting Results- Zoning Amendments

Nate Miller reported that all three proposed zoning ordinance amendments passed at Town Meeting. The results were:

- Amendment #1 (Strike the definition of “Dwelling, Accessory”) Yes: 610, No: 186
- Amendment #2 (Allow accessory apartments as a by-right use in the R1 and R3 districts) Yes: 605, No: 181
- Amendment #3 (Allow accessory apartments as a special exception in the R5 district) Yes: 610, No: 177.

## Confirm Schedule for Route 4 Planning Project

Nate Miller confirmed that Route 4 Planning Project’s next Public Informational Meeting for the Route 4 Planning Project will be held concurrently with the Planning Board meeting on May 9, 2012.

## Planning Board Appointments/Reappointments

Nate Miller reported that he is sending correspondence to the Selectmen recommending the reappointment of David Saladino and Suzanne Laliberte. The Board still has an opening for an alternate.

## Communication:

### NHDES Drinking Water Protection Workshop

Nate Miller advised that the New Hampshire Department of Environmental Services is holding a Drinking Water Source Protection Workshop on May 2, 2012. The agenda for the event was distributed to the Board for review.

### UVLSRPC Comments on Maple Street-Enfield Acquisition, LLC

Nate Miller advised that UVLSRPC has provided a letter with comments on the Maple Street-Enfield Acquisition, LLC project. The letter was included in the Board’s packet, and should be reviewed before Maple Street-Enfield Acquisition returns for the April 11th Planning Board meeting.

## Informational Items:

### Timber Cuts:

- John and Tom Bonardi – Rice Road
  - o 50-acre cut on a 144-acre lot
  
- Everett Poitras – NH Route 4A
  - o 50-acre cut on a 60-acre lot
  
- Margaret Peretti – NH Route 4A
  - o 15-acre cut on a 18.5-acre lot

NHDES Shoreland Permits:

Nate Miller reported that Ronald Elliott of 4 Doolittle Drive has applied for a Shoreland Permit to replace a failed retaining wall and stairs on his property.

NHDES Wetlands Permits:

Nate Miller reported that the North Shaker Village Lot Owners Association has applied for an “after the fact” Wetlands Permit for 16 seasonal docks. The docks have been in use since North Shaker Village was developed in the late 1980s/early 1990s, but were never permitted by NHDES at the time.

Next Meeting:

The next regular meeting of the Enfield Planning Board will be held on April 11, 2012 at 7:00 PM. The Board will meet in the Enfield Public Works Facility meeting room.

Adjournment:

Dave Saladino moved to adjourn the meeting at 9:00 PM. Paul Withrow seconded and the motion passed unanimously.