

Town of Enfield  
Planning Board  
Tim Taylor, Chairman  
May 9, 2012 – 7:00 PM

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

Guests: Robert Lacroix, Lori Bliss Hill, Bill Warren, Celie Aufiero, Steve Schneider-Town Manager, and approximately five additional members of the public.

#### Approval of Minutes

Kurt Gotthardt asked for clarification about a sentence on page two of the minutes. Nate Miller noted that the sentence should read:

Mr. Leo advised that Maple Street-Enfield Acquisition is committed to building a sidewalk along the north side of U.S. Route 4 connecting the development to Enfield's existing sidewalk network (currently terminating at Oak Grove Street).

Paul Withrow made a motion to accept the minutes as amended. Suzanne Laliberte seconded and the motion passed unanimously.

#### Selectmen's Report:

John Kluge reported that the start date for U.S. Route 4 water/sewer construction will be May 30th. Traffic control details have been finalized, and a detour on Jones Hill Road will be used for traffic in the off-peak direction (eastbound in the morning, and westbound in the afternoon). Route 4 businesses will remain open, and signage/advertising is being implemented to minimize potential economic impacts to local businesses during construction.

In other updates, John Kluge reported that the ambulance billing program is moving forward and that Kurt Gotthardt will represent the Town of Enfield in an upcoming perambulation effort with the Town of Grantham.

#### Public Informational Meeting:

Chairman Taylor opened the Public Informational Meeting and welcomed Brandy Saxton of PlaceSense Consulting and Jim Donovan of Broadreach

## Planning and Design.

Brandy Saxton and Jim Donovan reviewed the history of the Route 4 planning effort, and highlighted the results of the 2011 Design Charrette. A vision has been developed for the Route 4 Corridor between Baltic Ave and the Canaan Town Line. The vision includes:

- A primarily commercial or light industrial area, but with some housing units on the upper floors of commercial buildings or on land set further back from Route 4.
- Avoiding increased congestion on Route 4 by linking adjoining developments so that drivers can travel between destinations without having to use Route 4.
- Development that is compact and pedestrian-friendly including allowing people to park their cars and walk to multiple businesses, improving access to/from the Northern Rail Trail, and increasing safety for pedestrians/bicyclists crossing Route 4.
- An aesthetically pleasing corridor with attractive landscaping, well-designed buildings and coordinated signs -- not a typical highway commercial strip. Buildings would sit closer to the road with only one or two rows of parking in front, rather than buildings set way back with a large parking lot in front.
- Continuing to protect the town's water supply and water quality within Lovejoy Brook and the larger watershed.

Brandy Saxton and Jim Donovan presented the Conceptual Development Plan developed during the 2011 Design Charrette. The Conceptual Development Plan includes:

- A mix of land use types including commercial, residential, and light industry;
- Access management along Route 4, and internal connections between parking areas on both sides of Route 4;
- Enhanced bicycle/pedestrian connections to the Northern Rail Trail;
- Undeveloped buffer areas around the town water supply, Lovejoy Brook, and wetlands;
- Development of a service road network that provides multiple routes for travel from one point on the Route 4 Corridor to another;
- Maximizing existing capacity along Route 4 to accommodate higher traffic volumes, potentially including a roundabout at the intersection of Route 4/ Lovejoy Brook Road/McConnell Road.

Brandy Saxton and Jim Donovan presented draft zoning standards for Route 4, which are intended to translate the Conceptual Development Plan into reality. The draft zoning standards would reduce minimum lot size, increase density, bring buildings closer to the road, expand the types of commercial and light industrial uses allowed, formalize landscaping requirements, and

establish criteria for building design.

Brandy Saxton and Jim Donovan highlighted specific elements of the draft zoning standards, including:

#### Current Zoning

- 1 acre (residential)· ½ acre (commercial with municipal water/sewer)
- 1 single-family home or duplex per acre
- 30 feet
- 20 feet
- 35 feet (to highest point of structure) or 2½ stories
- One- and two-family homes· Cemeteries and places of worship· Home occupations· Professional or business offices· Retail stores, shopping centers and service establishments· Public and private schools· Motels
- Wholesale business· Day care center· Recreational facility· Wireless tower· Multi-family dwelling· Aircraft landing strip

#### Draft Zoning

- 15,000 square feet (0.35 acres)
- 12 dwelling units per acre
- 50 feet (from Route 4 on the south side)· 25 feet (all other)
- Side: 10 feet (attached buildings with no setback would also be allowed)· Rear: 20 feet
- 35 feet (to eaves or roof deck) or 3 stories
- Upper floor residential· Retail trade or service· Food service· Office· Lodging· Entertainment and recreation· Light industry (north of Route 4)· Research and development (north of Route 4)· Information (north of Route 4)· Multi-family residential (north of Route 4)
- Multi-family residential (south of Route 4)· Any by-right use occurring primarily outside an enclosed building

Brandy Saxton and Jim Donovan also highlighted the proposed parking standards, which are intended to move parking areas to the side and back of principal buildings. On the north side of Route 4, two rows of parking would be allowed in front of principal buildings. On the south side of Route 4, one row of parking would be allowed in front of principal buildings. The parking in front of buildings would be interconnected to neighboring developments.

Chairman Taylor noted that the proposed building height of 35 feet to the roof deck may need to be revised, as the town's ladder fire truck may not be able to accommodate the proposed building heights.

Dan Kiley suggested that the proposed parking standards be reviewed. The amount of parking required is substantially less than existing zoning, and the draft zoning standards should provide flexibility to the Planning Board to determine if businesses have a justifiable reason to provide more parking than 150% of the required minimum.

Bob Lacroix expressed concern that businesses would find hardship in placing their parking to the side and rear of their building. Jim Donovan advised that Enfield is not alone in aiming to move buildings closer to key roadways and moving parking to the side of buildings. Many chain stores now have on-shelf designs that accommodate these requirements.

The Planning Board thanked Brandy Saxton and Jim Donovan for their work. The Planning Board will schedule a work session in June or July to further refine the draft zoning standards.

Chairman Taylor closed the Public Informational Meeting at 8:30 PM and called a ten-minute recess.

Chairman Taylor called the Planning Board back to order at 8:40 PM.

#### Conceptual Review

The conceptual review of George Merrill's proposed site plan on Route 4A next to Proctor's General Store has been cancelled for this evening.

#### Election of Planning Board Officers

John Kluge nominated Tim Taylor to serve as Planning Board Chairman. Paul Withrow seconded and the motion passed unanimously.

Paul Withrow nominated Dan Kiley to serve as Vice Chairman. David Saladino seconded and the motion passed unanimously.

Dan Kiley nominated Kurt Gotthardt to serve as Secretary. Paul Withrow seconded and the motion passed unanimously.

#### Potential NH Community Planning Grant Application

The NH Housing Finance Authority was recently awarded a \$1,000,000 grant from the U.S. Department of Housing and Urban Development. The grant funds are being used to create a program called the Community Planning

Grant program, which will fund planning projects in New Hampshire municipalities. The only eligible applicants to the program are New Hampshire cities and towns.

Nate Miller noted that the TIF Committee has expressed support for developing an application that can advance the proposed U.S. Route 4 zoning, including public outreach.

Tim Taylor moved that Nate Miller develop a grant proposal for this program. John Kluge seconded and the motion passed unanimously.

#### UVLSRPC Annual Meeting

The Upper Valley Lake Sunapee Regional Planning Commission Annual Meeting will be held on June 6, 2012 in Claremont at the Common Man Inn and Restaurant. The cost is \$30.00 per person. Dan Kiley will be attending, as he is one of Enfield's representatives to UVLSRPC.

#### NHDOT Driveway Permit Applications

Nate Miller reported that Steve Fulton has applied for a NHDOT Driveway Permit to access an agricultural field on Shaker Hill Road. The Board reviewed the location of the proposed driveway access and determined that it was not necessary to offer comments to NHDOT about the application.

#### NHDES Wetlands Bureau Permit Applications

Nate Miller reported that National Grid has applied for a NHDES Standard Dredge and Fill permit for utility work on U.S. Route 4 from Slayton Hill Road in Lebanon to Maple Street in Enfield. The project involves replacing utility poles and lines. Two wetlands would see minor impacts in Enfield, including 2 SF of impact near Adams Road and 8 SF of impact behind the Maple Street Substation.

The Board determined that it was not necessary to provide comments to NHDES about the application.

#### Next Meeting:

The next regular Planning Board meeting is scheduled for June 13, 2012.

#### Adjournment:

Tim Taylor moved to adjourn the meeting at 9:10 PM. Paul Withrow seconded and the motion passed unanimously.