

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 12, 2012- 7:00 PM

Present: Tim Taylor-Chairman, Kurt Gotthardt, Dan Kiley, David Saladino, Paul Withrow, John Kluge-Selectmen's Representative, Paula Rowe-Alternate, Nathan Miller-Acting Town Planner

Guests: Steve Schnieder- Town Manager, Bill Warren, Scott Sanborn, Nick Doe, Brooks Place

Approval of Minutes:

Dan Kiley moved to approve the minutes of November 14, 2012. Paul Withrow seconded and the motion passed unanimously. David Saladino abstained due to absence.

Selectmen's Report:

John Kluge reported that the Friends of the Northern Rail Trail have hired an attorney to dispute the proposed at-grade Rail Trail crossing of Main Street. As a result, the construction of the project will be delayed at least one year.

John Kluge reminded those in attendance that Town Manager Steve Schneider writes a weekly report on town business. The report is well done and is posted on the Town of Enfield website and e-mail listserv. All Enfield residents are encouraged to read the weekly Town Manager's report.

Public Hearing:

The Town of Enfield, New Hampshire Public Works Department will apply for a Phase III Minor Subdivision on behalf of Lovejoy Brookland, LLC. The Town of Enfield and Lovejoy Brookland, LLC propose to divide a 1.82-acre parcel (Tax Map 36, Lot 11 in the Community Business District) into two parcels of 1.60 and 0.22 acres respectively. The 0.22-acre parcel is to be conveyed to the Town of Enfield for the purpose of locating a sewerage pump station.

Paul Withrow moved to accept the application as complete. Dan Kiley seconded and the motion passed unanimously.

Dan Kiley moved to open the public hearing. Paul Withrow seconded and the motion passed unanimously.

Scott Sanborn of Cardigan Mountain Surveys presented the proposed subdivision on behalf of the Town of Enfield and Lovejoy Brookland, LLC. The proposed subdivision is solely for the purpose of locating a sewerage pump station, and the Enfield Zoning Board of Adjustment has granted a variance for the undersized (0.22 acre) parcel.

Nate Miller reported that an abutter to the proposed subdivision attended the Enfield Zoning Board of Adjustment hearing to request that the pumphouse be screened from their property with landscaping. Nate Miller has discussed this with the Enfield Public Works Department and they will accommodate this request.

Dan Kiley noted that Lovejoy Brook Road is incorrectly labeled as Wescott Road on the subdivision plan.

Chairman Taylor opened the hearing to questions and comments from the public. No questions or comments were received.

David Saladino moved to close the public hearing. Dan Kiley seconded and the motion passed unanimously.

Dave Saladino moved to approve the Minor Subdivision with the following conditions:

- The lot corner markers shall be set upon the completion of construction;
- The labeling of Wescott Road shall be corrected to Lovejoy Brook Road on the final subdivision plat.

Dan Kiley seconded and the motion passed unanimously.

Conceptual Discussions:

Nick Doe – Minor Site Plan

Nick Doe appeared before the Board to discuss opening a potential sporting goods on U.S. Route 4 in the Community Business District. Mr. Doe has a 672 SF garage adjacent to the Lapan Insurance Building (at 411 U.S. Route

4), and is interested in converting the garage into a sporting goods store that will sell hunting and fishing supplies.

Board members advised that this proposal would require a Minor Site Plan review. Nate Miller recommended that Mr. Doe review the Enfield Site Plan Regulations. The requirements for Minor Site Plan review submissions are detailed in Section 4.2 of the regulations.

Nate Miller advised that the change of use may also require an amended Driveway Permit from the New Hampshire Department of Transportation. Nate Miller recommended that Mr. Doe contact Doug King of NHDOT District II in Enfield.

Business:

Bill Warren- Webster Brook, LLC Subdivision

Bill Warren provided the Board with an update on progress with the Webster Brook, LLC Subdivision. Lot 5 of the subdivision is built and sold. Lot 4 is currently being built. Mr Warren would like to know if it would be possible to also begin construction on Lot 6 given that that section of the subdivision road (Easy Street) cannot be finished until the weather breaks next spring. However, the road is currently accessible to emergency vehicles.

Following discussion, the Board advised that Mr. Warren may move forward with constructing Lot 6 given the following:

- That the Webster Brook, LLC subdivision remains fully bonded with the Town of Enfield holding the rights to the bond;
- That no Certificate of Occupancy may be obtained until the road is completed;
- That no transfer of ownership for Lot 6 may take place until the road is completed.

Brooks Place- George Hill Road (former Barry Dashner) Subdivision

Brooks Place appeared before the Board to discuss the currently approved subdivision for his property (former Barry Dashner subdivision). Mr. Place last appeared before the Board in December 2010 and received a 24-month extension. He is requesting another 24-month extension.

Mr. Place updated the Board on the details of an ongoing lawsuit related to this subdivision. He believes that the lawsuit will be settled in the coming months. Mr. Place advised that, upon the completion of the lawsuit, he would

like to place the property into a conservation easement.

Dan Kiley moved to grant a 24-month extension for the George Hill Road (former Barry Dashner) subdivision. David Saladino seconded and the motion passed unanimously.

Final Review of U.S. Route 4 Informational Brochure

Nate Miller provided all Board members with a copy of the Route 4 zoning informational brochure. Board members reviewed the brochure and provided minor edits. Board members commended Nate Miller for good work on the brochure.

The brochure will be mailed to all Enfield households before the Christmas holiday.

Timber Cuts:

Patricia Price on George Hill Road - 37-acre cut on a 107-acre lot.

Next Meetings:

- Route 4 Public Informational Meeting – January 9, 2013
- Zoning Amendment Public Hearing – January 16, 2013

Adjournment:

Paul Withrow moved to adjourn the meeting at 8:30 PM. Dan Kiley seconded and the motion passed unanimously.