

**Town of Enfield
Planning Board
Tim Taylor, Chairman
March 27, 2013- 7:00 PM**

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

Guests: Jason Rudnick, Christopher Hodge, Chris Leister, and approximately 12 members of the public

Approval of Minutes:

Kurt Gotthardt moved to approve the minutes of March 13, 2013. Dan Kiley seconded and the motion passed unanimously.

Selectmen's Report:

John Kluge reported that he would remain as the Board of Selectmen representative to the Planning Board for 2013.

John Kluge reported that the Town has been discussing the status of the Main Street Rail Trail crossing with the Friends of the Northern Rail Trail in hopes of reaching a consensus on the project. One option being reviewed involves leaving the exiting rail trail bridge in place as a historic structure.

Public Hearings:

- I. Acquisition Holdings, LLC will apply for a Phase II Site Plan Design Review for their Lot (Tax Map 15, Lot 10-A) located at 543 US Route 4. This property is located in the U.S. Route 4 Zoning District. Acquisition Holdings, LLC is proposing an 8,000 SF Family Dollar retail store.**

Christopher Hodge and Jason Rudnick presented on behalf of Acquisition Holdings, LLC. Mr. Hodge advised that Acquisition Holdings has been revising their site plan as required by the newly adopted zoning for the U.S. Route 4 Corridor.

Mr. Hodge and Mr. Rudnick distributed revised site plans and building elevations to the Board. Mr. Hodge advised that the proposed building has a pitched roof and meets the façade fenestration requirements detailed in the new ordinance.

Nate Miller noted that the 55' maximum setback along Route 4 frontage for one-story buildings has been exceeded. The maximum setback accommodates one row of parking in front of the building for one-story buildings. The ordinance encourages most parking to be located to the side of buildings, in part, to encourage the development of a streetscape reflective of New England. Mr. Rudnick advised that his client (Family Dollar) places importance on maximizing parking in

front of their buildings. Mr. Hodge advised that Acquisition Holdings would review site design alternatives that conform to the zoning ordinance, but may seek a variance from the Zoning Board of Adjustment.

Board members discussed additional site design issues, including:

- Incorporating the required 10' front landscaping area;
- Incorporating a sidewalk along all road frontage;
- Incorporating a vehicular connection to abutting properties;
- Incorporating landscaping at the ends of parking rows and within parking islands;
- Reducing the proposed freestanding sign to 32 SF maximum;

Mr. Rudnick noted that the back of the building would be for used for loading and unloading a tractor trailer unit, and that the proposed number of parking spaces has been reduced to 23 parking spaces. Mr. Rudnick does not want to reduce the parking any further and the proposed 23 spaces conform to the newly-revised parking requirements adopted at Town Meeting.

The Board reviewed the building elevations provided by Mr. Hodge and Mr. Rudnick, and offered the following comments:

- A bay needs to be included on the front façade of the building to conform with the requirements of the Route 4 Zoning District;
- The fenestration on the front façade should be distributed more evenly;
- Consider incorporating a horizontal siding or clapboard on the front façade, consistent with recent Family Dollar developments in Bristol, NH and Bradford, VT.

Mr. Rudnick advised that a traffic study is underway and that NHDOT has been contacted to begin the Driveway Permit process.

Mr. Rudnick and Mr. Hodge that they will revise the site plan in accordance with the Board's feedback. They wish to continue the Design Review Hearing to Wednesday April 10th at 7:00 PM.

Dan Kiley moved to continue Phase II Site Plan Design Review to April 10th. Paul Withrow seconded and the motion passed unanimously.

- II. Joseph and Kristine Kennedy will apply for a Boundary Line Adjustment between their two lots (Tax Map 48, Lot 17 & Tax Map 12, Lot 28-3) located on Nichols Drive in the Residential Three (R3) Zoning District. They propose to annex +/- 0.56 acres from lot 12-28-3 to lot 48-17. If the application is accepted as complete, the final hearing will be held the same night.**

John Kluge moved to accept the application as complete. Dan Kiley seconded and the motion passed unanimously.

Chris Leister of Hogg Hill Design presented on behalf of the Kennedys. The Kennedys propose to annex approx. 0.56 acres from lot 12-28-3 to lot 48-17. The Kennedys own both parcels. The primary purpose of the Boundary Line Adjustment is to meet a NHDES septic loading requirement for their house.

Nate Miller noted that, after the adjustment, lot 48-17 would only be 1.25 acres, which doesn't conform to the three-acre zoning requirement for the district. The proposed Boundary Line Adjustment makes the parcel more conforming, but if future development is anticipated on lot 48-17, the lot would need to be brought into conformity. Chris Leister acknowledged that the Kennedys own enough land on lot 12-28-3 to bring lot 48-17 into conformity, and may consider an additional Boundary Line Adjustment in the future to accomplish this. The immediate need is to meet the NHDES septic loading requirement.

Nate Miller noted that lot 12-28-3 was incorrectly labeled on the plat.

Dan Kiley made a motion to accept this Boundary Line Adjustment with the following condition:

- Parcel 12-28-3 be labeled correctly on the final plat.

David Saladino seconded and the motion passed unanimously.

Communication:

Nate Miller reported that the NHOEP Spring Planning and Zoning Conference is scheduled for May 11th in Manchester, NH.

Next Meeting:

The next regular Planning Board Meeting is slated for Wednesday April 10, 2013.

Adjournment:

Dan Kiley moved to adjourn the meeting at 8:40 PM. David Saladino seconded and the motion passed unanimously.