

**Town of Enfield  
Planning Board  
Tim Taylor, Chairman  
April 10, 2013- 7:00 PM**

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

**Guests:** Steve Schneider-Town Manager, Jason Rudnick- Acquisition Holdings, LLC, Chris Rollins-Rollins Land Survey, Roger Rodewald, and approximately five members of the public.

**Approval of Minutes:**

Suzanne Laliberte moved to accept the minutes of March 27, 2013. Dan Kiley seconded and the motion passed unanimously.

**Selectmen's Report:**

John Kluge provided the report of the Board of Selectmen, noting that the Town of Enfield will soon be starting a number of community facility and infrastructure projects including: improving the town's salt and sand shed, reconstructing a portion of Jones Hill Road, repairing the Enfield Community Building, repairing the Fast Squad building, and repairing Town Hall.

John Kluge reported that the Town is considering modifying the solid waste and recycling collection system starting July 1, 2013.

**Public Hearings:**

- I. Continuation (from March 27, 2013) of Acquisition Holdings, LLC Phase II Site Plan Design Review for their lot (Tax Map 15, Lot 10-A) located at 543 U.S. 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.**

Chairman Taylor opened the public hearing, which is a continuation from March 27, 2013.

Jason Rudnick presented on behalf of Acquisition Holdings, LLC. Mr. Rudnick advised that, after the March 27<sup>th</sup> meeting, Acquisition Holdings made substantial revisions to their site plan to conform to the zoning in the U.S. Route 4 District, including:

- Revising the site layout to meet the 55' maximum setback by concentrating parking to the side of the building;
- Incorporating the required 10' front landscaping area;
- Incorporating a sidewalk along all road frontage;
- Incorporating a vehicular connection to abutting properties;
- Reducing the proposed freestanding sign to 32 SF maximum;

Mr. Rudnick noted that Acquisition Holdings recognizes the importance of the new U.S. Route 4 zoning district, and the company wants to lead by example in developing a site plan that fully conforms. Board members thanked Mr. Rudnick for his cooperation and responsiveness during the Design Review process.

Mr. Rudnick advised that Pathways Consulting is developing fully-engineered plans, including drainage and landscaping, in advance of Phase III Final Review. Nate Miller noted that the plans should incorporate landscaping at the ends of parking rows and within parking islands, clarify that the height of the proposed freestanding sign shall not exceed 16 feet, and clarify that the proposed freestanding sign will not be internally illuminated. Mr. Rudnick advised that this would not be a problem.

Mr. Rudnick advised that he would like to start construction by July 1<sup>st</sup> and intends to apply to begin the Phase III Final Review process at either the May 8<sup>th</sup> or May 22<sup>nd</sup> Planning Board meeting.

Board members discussed potentially phasing the construction of the connections to abutting properties until such time as those abutting properties develop. Mr. Rudnick asked about deed language related to access/egress to neighboring properties. Mr. Miller advised that he would research language from other communities in the state.

Kurt Gotthardt noted that the sidewalk is currently proposed in the NHDOT right-of-way. Mr. Gotthardt would like to make sure that NHDOT accepts this arrangement, as other sidewalks will eventually connect to this sidewalk.

David Saladino asked about the status of the Traffic Impact Study for the proposal. Mr. Rudnick advised that it would be ready in time for the Phase III Final Review process.

Chairman Taylor opened the hearing to comments from the public. Lori Bliss Hill, an abutter to the Acquisition Holdings, LLC property commended Mr. Rudnick on his cooperation with the Board and noted her support for the development proposal.

Dan Kiley moved to close the hearing and end the Phase II Design Review process for Acquisition Holdings, LLC. Paul Withrow seconded and the motion passed unanimously.

**II. The Town of Enfield, New Hampshire & Everett B. and Patricia D. Poitras will apply for Planning Board approval of a Boundary Line Agreement for their properties. The Boundary Line Agreement establishes the common boundary between parcels identified as Tax Map 9 – Lot 45 (owned by the Town of Enfield) and Tax Map 9 – Lot 40 (owned by Everett B. and Patricia D. Poitras) on NH Route 4A in the Residential One (R1) and Residential Five (R5) Zoning Districts. No new lots are being created.**

Suzanne Laliberte moved to accept the application as complete and open the public hearing. Dan Kiley seconded and the motion passed unanimously.

Chris Rollins from Rollins Land Survey presented the Boundary Line Agreement. Mr. Rollins advised that he conducted a substantial amount of research to identify the boundary between these two parcels. The proposed agreement does not materially change the land area of either parcel, and the agreement is supported by both the Poitras family and the Town of Enfield. Steve Schneider reiterated the Town of Enfield's support for the agreement.

Nate Miller advised that the Upper Valley Land Trust holds a conservation easement deed related to this property. A representative of the Upper Valley Land Trust recently contacted the Enfield Planning and Zoning Office about this agreement. The UVLT supports the agreement, but cannot formally approve it until the NH Attorney General's office concurs.

Chairman Taylor opened the hearing to comments from the public. None were received.

Suzanne Laliberte moved to close the public hearing. Dan Kiley seconded and the motion passed unanimously.

Suzanne Laliberte moved to accept the Boundary Line Agreement between the Town of Enfield and Everett and Patricia Poitras with the following condition:

- That the holders of the affected conservation easement deed (the Upper Valley Land Trust) formally approve the Boundary Line Agreement.

Dan Kiley seconded and the motion passed unanimously.

### **Conceptual Discussions:**

#### Roger Rodewald – Boundary Line Adjustment

Mr. Rodewald is here on behalf of Robert Malz who owns multiple lots on Bridge Street. Mr. Malz is interested in a Boundary Line Adjustment between lots 32-4 and 32-5. One lot is .13 acres and the other lot is .17 acres. The proposed Boundary Line Adjustment would annex 25 feet from the larger lot to the smaller lot.

Nate Miller advised Mr. Rodewald that both of the existing lots do not conform to the Enfield Zoning Ordinance, and the proposed Boundary Line Adjustment would make one of the lots less conforming. This may require a variance from the Enfield Zoning Board of Adjustment. Mr. Miller suggested that Mr. Rodewald contact Phil Neily, the Town of Enfield's Zoning Administrator to discuss this proposal and the ZBA process.

Mr. Rodewald noted that his client is also considering moving or expanding the existing building on parcel 32-8. Mr. Miller advised that, depending on what is being considered, this may also require a variance from the Enfield Zoning Board of Adjustment due to setback requirements. Mr. Rodewald advised that he would discuss this with the Town's Zoning Administrator. Mr. Miller reminded Mr. Rodewald that all Boundary Line Adjustment plats must be developed by a licensed land surveyor.

### **Communication:**

Nate Miller advised that the NHDES Drinking Water Source Protection Conference is scheduled for May 1, 2013 in Concord.

David Saladino advised that this may be Nate Miller's last Planning Board meeting as Enfield's Acting Town Planner. Board members applauded Mr. Miller for his dedicated service to the Town of Enfield and his assistance to the Board over the past two-and-a-half years.

### **Next Meeting:**

The next regular Planning Board meeting is scheduled for April 24, 2013.

### **Adjournment:**

Dan Kiley moved to adjourn the meeting at 8:45 PM. David Saladino seconded and the motion passed unanimously.