

**Town of Enfield
Planning Board
Tim Taylor, Chairman
May 8, 2013
7 p.m.**

Approved Minutes

Present: Tim Taylor-Chairman, Dan Kiley- Vice Chairman, Kurt Gotthardt- Secretary, Paula Rowe- Alternate & Minute Taker, John Kluge- Selectmen's Representative, Paul Withrow, Suzanne Laliberte, Scott Osgood-Town Planner.

Guests: Patrick Buccellato of Pathways Consulting, Jason Rudnic for Acquisition Holdings LLC (Family Dollar), Robyn Perez – abutting residence, Sean Hill and Mr. Bliss for Enfield House of Pizza. Steve Schnieder- Town Manager

Meeting opened at 7:00 pm

Review Meeting Minutes; Minutes of April 24, 2013 distributed. Motion for review and acceptance to be on future agenda.

Selectmen's Report:

John Kluge – Selectmen's Representative reporting.

- Construction on Jones Hill has begun
- Permitting process for the Boat Launch has been submitted
- Huse Park Sign is up (repaired)

Public Hearings:

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

Applicant provided the following documents for consideration:

Site Plan SP-1, dated May 3, 2013/ Grading, Drainage & Utility Plan SP-1/ Landscape Plan SP-4/ Roadway & Site Plan D-1/ Erosion & Miscellaneous Details D-2 all dated May 8, 2013/
Drainage Report from Pathways Engineering dated May 6, 2013/
Traffic Impact Assessment from Vanasse & Associates dated May 3, 2013

Town Planner Scott Osgood distributed a detail summary sheet noting items to be addressed from past reviews, a copy of the Route 4 Zoning Ordinance, and details from the drainage report on Porous Pavement. Scott noted that in a review of the material submitted that the items noted in

past reviews were addressed. Architectural details required by the Route 4 Zoning Ordinance were not included with the site plans.

Dan Kiley made a motion to accept the application as complete. Suzanne Laliberte made a motion to second this. Motion passed unanimously.

Chairman Taylor opened the public hearing.

PUBLIC HEARING

Jason Rudnic presented for the Family Dollar acquisition. Patrick Buccellato from Pathways Consulting.

Robin Perez, abutter on the Lindopp Lane side asked about fencing and erosion. There is not a fence planned. She would like at least a 6 foot fence for privacy from this business as she is a residential abutter. She would like to see the existing vegetation remain. Patrick Buccellato explained the grading and landscape that will be on the abutter's side. He also addressed the drainage report which identifies how the flows will be addressed. There will be a slope from the west property line not in excess of 3%. The elevation of the developed lot will be below the abutter's lot. This will help diminish noise from the new store substantially. Plantings are as required by the zoning regulations and will further reduce noise. No fence is included but with the slopes and plantings the view of the new building will be substantially obstructed.

Mr. Buccellato commented on the Traffic Impact Study. It was noted that the speed averages 10 mph over the limit 38 mph is the average and this figure was used in the traffic study.

The applicant noted there will be deliveries approximately once per week and will occur during normal working hours.

Motion to close the public hearing came at 7:25 p.m. with a second from Suzanne Laliberte and passed unanimously.

Board discussion continued.

DRAINAGE

Patrick discussed the drainage design. He stated the goal of the design is to not increase the amount of water the site sheds in a rain event. He stated the area has well drained soils, and there was no ledge found. It was noted the design includes no underground structures. Porous pavement is placed in the lot which will take the rainfall and surface water and disperse it into the base soils. The design documents include maintenance requirements the building owner is to perform to insure the porous paving performs as required. The area would be swept to keep the porous paving open, winter sand would be minimized, and loads on the porous pavement would be kept to standard light traffic loads, as well as the detailed instructions in the drainage report. Mr. Rudnic assured the Board that there will be proper maintenance adhered to for these surfaces.

David Saladino asked about the drainage in front and Mr. Buccellato informed him that it would be infiltrated, as determined by test pits. As the design progressed the condition of the soils currently in place were be confirmed as acceptable to this design.

Dan Kiley asked if the loading area has porous paving. Mr. Buccellato said yes but where the trucks will park, the deck will be concrete.

TRAFFIC

Kurt commented on the peak traffic in the evening – it shows 66% is going west – the board feels that this may be an error. Mr. Rudnic agreed to check with Vanasse Associates to see if this is correct and, if not, to issue corrections to the report. (ref. Pages 4, Figure 2, 3, 6, 7 and table 6, among others)

SIDEWALK

Kurt asked about the sidewalk in this area. It was noted that the sidewalk should line up with the rest of the ‘strip.’ The sidewalk is in the State Right of Way. State approval would be necessary for this plan to be approved. Discussion was held on relocating the sidewalk to be fully on the property. Patrick Buccellato said this could be a site plan change.

Discussion was held on if the sidewalk and the internal roadway should be completely installed at the present time. Rudnic and Buccellato said they could put the sidewalk details and revised location on the plan and build what will need to be completed in accordance with Board conditions. The Board decided to have the applicant show the grading and base materials in place as present construction details. Detail will show a geotextile fabric with topsoil and lawn as the temporary condition to be built. When adjoining properties are developed the owner will complete the sidewalk and internal access roadway.

A question was raised as to deed language regarding access across the lots from the access roadway and the sidewalk. Mr. Rudnic noted he has had experience with this issue. He can provide information on cross lot access agreements.

ARCHITECTURAL DETAILS

Discussion was held on Architectural Details. None are provided on the submitted plans. Mr. Rudnic informed the board that the height of the building has been lowered from the original design. He stated the site line will be more appealing to the adjoining Perez residential property. The roof will be metal. The ceilings inside will be drop ceilings. The building will be a pre-engineered steel structure. He further noted that the company maintains a closed list of designers with experience in designing these structures. The Town reiterated that the Architectural details of the Route 4 zoning must be clearly shown to be met to have final approve to build. A vestibule is shown on the site plan. Mr. Rudnic confirmed this will be a vestibule and not just a bump out of the façade.

LIGHTING

Kurt questioned the height and size of the sign. The plan detail shows the sign to be taller than the zoning ordinance allows. Mr. Rudnic stated the sign would be 16 feet to the top, but the lighting supports would be external and curve above the 16 ft height before coming down to light the sign. He confirmed that no internally lit signs would be in the design. Kurt asked about the final decision on lighting, suggested lighting on the building. Mr. Rudnic noted that the lighting will be toward the building and directed to the parking lot facing downward. The sign in the front and probably one or two lights in the front, of the lot will be facing the site only. It was noted no photometrics of the

lighting were provided. The building plan will need full lighting details including photometrics prior to issuing of a building permit.

REGIONAL IMPACT

Town Manager Schneider reminded the board that this property is within 500 feet of town lines, suggesting impact to the bordering town (Canaan). The Board acknowledged and did not express any concerns with this.

MOTION FOR CONDITIONAL APPROVAL

Dan Kiley made a motion to give conditional final approval to Acquisition Holdings, LLC based on the following:

- 1. NHDOT approval of the driveway location and design.*
- 2. Future vehicle access to abutting properties on both the East and West sides shall be shown on the revised plan.*
- 3. Sidewalk location shall be shown on the revised plan to be on the applicants property and not within the NH DOT Right of Way*
- 4. The revised plan will show the maximum height of the sign to be not exceeding 16 feet from the top of the sign to the ground.*
- 5. Plan shall include design information for all proposed lighting, including photometrics that conforms to the town's ordinance.*
- 6. The final architectural plan shall be submitted and accepted by the Planning and Zoning Department for confirmation that all Route 4 zoning regulations are met.*
- 7. Submission of an amended traffic study in memo form correcting the traffic volumes for Planning Board records.*
- 8. Construction details to be included on the revised plan showing the internal roadway and sidewalk to be constructed with original base section and grading, with filter fabric and topsoil and grass cover.*

David Saladino seconded this. Motion passed unanimously.

Mr. Rudnic noted his appreciation for the work of the Board in managing this application.

Business:

Ms. Casey Cantlin asked for clarification regarding not showing up at the last meeting. She was the recipient of hearsay that she had 'stood' the board up once or twice. Ms. Cantlin felt that she had made it clear to the Acting Town Planner previously that she would not be at the meeting(s) unless her client made it clear to go forward. The client had not done this. She felt the Acting Town

Planner and her conversations conveyed this. She apologizes for any confusion. The Board overwhelmingly appreciates Ms. Cantlin and her contributions to our community.

Elections:

Suzanne Laliberte made a motion to nominate Tim Taylor as Chairman; this received a second from John Kluge and passed unanimously.

Paul Withrow made a motion to nominate Dan Kiley as Vice Chairman, David Saladino seconded this and the motion passed unanimously.

David Saladino nominated Kurt Gotthardt as Secretary, John Kluge seconded this. The motion passed unanimously.

Next Meeting:

Regular Planning Board meeting will be June 12th, 2013.

Adjournment:

Paul Withrow made a motion to adjourn at 8:50 p.m. with a second from Suzanne Laliberte and passed unanimously.