

Planning Board
Tim Taylor, Chairman
June 12, 2013
7 p.m.

APPROVED MINUTES

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

Guests: Casey Cantlin, Harrison Trumbull, Meredith Smith, Douglas Smith, Haley Tucker, Ted Makalinaw, Pam Tucker.

Minutes:

Paul Withrow made a motion to accept the minutes of April 24, and May 8, 2013 with a second from Dan Kiley. Motion approved unanimously.

Selectmen's Report:

John Kluge reported:

Community Building is getting a lot of use.

Library Trustee's are still working on their goal for funds for a new library. They are asking the Selectmen for their support.

Fast Roads Fiber Optic – a couple of poles are in question. The work is almost done.

Conceptual Discussions:

EVA – Greeley House Renovation. Mr. Harrison Trumbull represented the EVA with support from Meredith and Doug Smith. They provided a picture of the building dated 1943. Mr. Trumbull said that this building has a lot of history and the EVA, along with the Historical Society. They are in the process of restoring this property. A second handout showed the interior layout of this building on the corner of Shaker Hill Road and Main Street. The Enfield Village Association would like to move their office into this building, and perhaps rent out some of the space as well. They have come before the board tonight to inform their intent of partial commercial use of this property. The parking space for this property is only 19 feet across at the widest point, 12 feet side at the entrance, and 38 feet long.

Mr. Gotthardt asked how many vehicles can park on the property. Mr. Trumbull informed that they have spoken with the landlord across the street for the parking of EVA employees. Mr. Smith said you can get four (4) vehicles in there if they are back to back, but 2 (two) vehicles would go in easily. This parking area is alongside the river and any changes on the riverbank would need to follow the requirements of the shoreline protection act. The current drive way is grandfathered. Dan Kiley pointed out that they have to follow the Americans with Disabilities Act (ADA) requirements for accessibility issues. This approval is not done by this board or the Town of Enfield. Dan said that this is not a home occupation. The ADA comes in when they start to renovate the property. The ADA regulations are incorporated with the State of NH building codes. Chairman Taylor advised Mr. Trumbull that the board will need to see an agreement in writing from the owner of the parking area across from these buildings. Dan Kiley thought that this parking a lot across the street may have easements for another parking building as well. The question was raised as to whether this lot holds

enough parking for the current tenants of the property and any extras requested by EVA. Any agreement would need to show how all the demand is met.

The Board advises that they should go and speak with the Governors Committee on Disabilities regarding accessibilities issues, including entrance and parking.

Conceptual discussion on a business use on Route 4 district. Casey Cantlin and Haley Tucker. Ms. Tucker is proposing a Quality Care Dog Boarding facility called Jezzie's Place. She provided a complete business plan for each board member to review. She is currently looking at property owned by Lori Bliss Hill. Hill is considering building a new structure next to her current Enfield House of Pizza property. When asked about dogs that bark, Ms. Tucker provided information about noise level that would be created.

The Board advised that they may need a variance for the property by the landlord. In order to go before the Zoning Board for a variance they need to have specifics for the new work. The board voiced no serious objection to the plan presented.

Business:

Updated Zoning Ordinance 2013 – Scott sent out copies of the updated ordinance for board review. With board agreement the document will be finalized and placed on the Town Website.

Master Plan Update – Five chapters have been worked on. He has had a request for a copy of the draft, however, the board feels this should wait longer to deter any confusion from our public.

Business packages – Business packages of the Zoning Ordinance, Site Plan and Subdivision regulations are being worked on in an effort to help stream line the development process for new businesses coming into Town.

Communication:

Nate Miller, the former Interim Planning Administrator from the UVLSRPC was in recently closing out the Community Development Grant.

Informational Items:

UVLSRPC 50th Anniversary is scheduled for June 18, 2013 at the Hanover Inn.

GIS Training – Scott Osgood is looking at GIS Training.

Next Meeting:

Regular Planning Board Meeting – July 10, 2013.

Adjournment:

Paul Withrow made a motion to adjourn at 8:15 p.m. with a second from Suzanne Laliberte and the motion carried.