



# Town of Enfield

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## Planning Board Minutes

August 14, 2013

Approved Sept 11, 2013

**Present:** Dan Kiley- Vice Chairman, Kurt Gotthardt- Secretary, Paul Withrow, Suzanne Laliberte, David Saladino, Paula Rowe- Alternate & Minute Taker, Scott Osgood-Town Planner.

**Regrets:** Tim Taylor-Chairman, John Kluge-Selectmen's Representative,

**Guests:** Jessica Ramirez, Walt Chadwick, Richard Blain, Patty & Tom Williams, Steve Schneider, Town Manager

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Vice Chairman Dan Kiley opened the meeting at 7:04

**Minutes:**

Suzanne Laliberte made a motion to accept the minutes of July 24, 2013 as presented with a second from Kurt Gotthardt. Board approved unanimously.

**Selectmen's Report:**

No Selectmen's report.

**Public Hearing**

Vice Chairman Kiley noted a Public Hearing was on the Agenda.

Motion was made to open the Public Hearing by Suzanne Laliberte and seconded by Paul Withrow with unanimous Board Approval.

**Site Plan review for a Preschool at 11 High Street – Ruben and Jessica Ramirez**

Jessica Ramirez presented a Site Plan for Approval for a Preschool at 11 High Street. She introduced her neighbors, two in attendance who both stated their support for the new business. Jessica reiterated the scope of the project as indicated in correspondence to the board and as discussed in the conceptual discussion of July 24.

Jessica addressed the items in the Town Planners review; NHDOT driveway permit has been applied for, Site Lighting will be added to the Site Plan; the owner's deed to the property will be provided when received from the registry.

Dave asked if outside trash receptacles were to be shielded. Jessica indicated they would be.

A question was raised as to the status of State Licensing. Jessica indicated the process to get the license was underway. She indicated they had permitting at a site in Claremont at this time which has been in place for a number of years.

Discussed site access. Jessica indicated the travel through the site would be one way. with all traffic entering from Rte 4.

Discussed the times the center would be open. A recommendation was made to open earlier and stay open later to accommodate work schedules at the Hospital and elsewhere.

Discussion was closed. A motion was made by Kurt Gotthardt to accept the site plan with conditions. The conditions are: Secure and provide a copy of a Driveway permit issued by NHDOT, Revise the site plan to include the site exterior lighting which will be in place at the preschool.

Motion was seconded by Paul Withrow, Board approved unanimously.

### **Conceptual Discussion:**

#### **Patty and Tom Williams, Chantilly VA, – Business, Recreational & Agricultural use at 1499 Rte 4A.**

Patty and Tom Williams of Chantilly Virginia introduced themselves and provided a slide presentation of multi phased conceptual plans for the land at 1499 RT 4. They hope to buy the land and move up and create a multi use program for the site.

The business use includes flax, vegetable, and flower gardens with livestock. A phased concept of onsite cabins for short term vacation stays as well as educational opportunities mixed in with the farm use was presented. No retail operation is planned.

The location of where the boundaries of the R1 and R5 zoning were discussed. Current use provisions, permitting and local and state regulations were reviewed. Combining resources with local interests, in particular the knitting at the Shaker Museum was discussed. The planning board discussed the issues of the different zones, state permitting process, and how the uses fit into the current allowed uses for the land and the timeframe for variances to be in effect in the case of phased operations. The presenters were encouraged to ask for and implement any variances granted in order to minimize risk to their plans.

The presenters thanked the board for their time, and expressed optimism for their plans.

**Conceptual Discussion for a minor subdivision – Grafton Pond Road.** – Applicant did not attend, issue was not discussed.

**Ordinance and Map update** – Scott presented new language to describe the revised east end of the CB and Route 4 Business districts. All agreed the language and Map were correct. The updated Zoning Ordinance with the new Map will be placed on the Town website and distributed as necessary and requested.

**Business guidance** – Scott noted work continues on an information package which outlines the zoning ordinance.

### **Informational Items**

- a) Family Dollar – Developer is working with NHDOT to resolve site distance issues.
- b) Greeley House ADA compliance – EVA met with the Governor’s Council on Disabilities in Concord to receive clarifications on ADA requirements for the Greeley house.
- c) Supermarket discussion – Individuals are reviewing options for locating a grocery store.
- d) Plan NH Charettes – Brief discussion. No decision to pursue was made.
- e) Wetlands Permit Daniels Trailer Park - briefly discussed
- f) Whaleback Auction- Briefly discussed. Bank was the only bidder.
- g) Energy Committee noted they are working on a chapter for the Master Plan.

### **Next Meeting:**

Regular Planning Board Meeting – Sept 11, 2013

### **Adjournment:**

Motion to adjourn, seconded. Board voted unanimously to adjourn.