



# Town of Enfield

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## Planning Board Minutes

Sept 11, 2013

**Approved October 9, 2013**

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

**Regrets:** Tim Taylor-Chairman, Paul Withrow

**Guests:** Sean Hill—Enfield House of Pizza, Jason Rudnick, President of Acquisition Holdings, for Family Dollar.

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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 August 14, 2013 as presented with a second from David Saladino. Board approved unanimously.

**Selectmen's Report:**

Selectman Kluge reported on current activities; Bids received for the new salt shed at DPW, noted some Town lots to be out up for sale, discussed bridge lighting, trash pickup, noted the solid waste process is going well, recycling has increased greatly, noted Jim Kenyon of the Valley News had visited the transfer station, rail trail and Main St design work to be undertaken, and the yearly budget process is underway.

**Public Hearing:**

Vice Chairman Kiley noted a Public Hearing is on the Agenda to review a modification to the approved Site Plan for Acquisition Holdings. Motion was made to open the Public Hearing by Suzanne Laliberte and seconded with unanimous Board Approval.

**Family Dollar**

Approval for a Modification for the Family Dollar Store. Jason Rudnick presented the changes. The modification is necessary due to the Dept of Transportation looking to increase the site distance from the east to the driveway location. The drive entrance has been relocated to the east side of the property. The modification calls for the school to relocate their sign, which they have agreed to let Acquisition Holdings do, and for trimming of trees and brush on the right of way at eh property west of the SAU property.

Jason noted that they have met with their neighbors, the school district, regarding trimming, moving a sign, new curb cut – sharing with the school district, keeping the sidewalk in front. The current plan is to close on the property by the end of September and begin work for opening in May 2014.

Discussion as to whether this is an approval or modification. Mr. Rudnick pointed out that he has already been approved and this is a modification.

Discussion then went to the draft plan of the building elevations. The board reviewed the plan to see if it meets the requirements of the new Zoning. David Saladino questioned the front facade which

does not face Route 4, it is facing west. Jason presented pictures showing samples of window bump outs that may be used to create the bump outs required by the zoning. Issues of scale and required distances were reviewed. Jason agreed to incorporate more detail into the plan and submit for approval.

*David Saladino made a motion to approve the site plan modifications as presented. Suzanne Laliberte seconded this. Motion carried unanimously.*

The building and final site plans will be submitted for approval in the near future. After discussion the Board noted the following.

- A revised drainage plan will be forthcoming with the driveway plan being issued by Pathways.
- In accordance with the Route 4 Zoning requirements;
  - details on the building are to include a minimum 24 foot bay added to the southern side of the building – facing US Route 4.
  - The fenestration will be between 40 and 80 percent of the wall area at the US Route 4 facing facade.

### **Business Items:**

#### **Postras Boundary Agreement**

Boundary line agreement between the Town and the Postras family signed by Vice Chairman Kiley, and is to be forwarded to the Registry for recording.

#### **Ordinance Update Review**

Scott Osgood presented a draft excel chart illustrating what is allowed in each zone, A copy was provided for each board member. This document is meant as a guide in coordinating the language and uses on the current code.

#### **Business guidance**

Scott noted work continues on an information package which outlines the zoning ordinance

### **Conceptual Discussions:**

None held

### **Communication:**

- Regional Planning: Upper Valley Lake Sunapee Regional Planning Commission is holding 10 meetings. One will be in Canaan; one will be in West Lebanon. They are looking for input.
- Maps on Food Accessibility. UVLSRPC has created maps showing food accessibility issues in the region. Scott has scanned this for use by the board members.
- Mascoma Valley Co-op. Scott attended the meeting in Orange. The people of Orange felt Enfield should have a store. He attended the one in Enfield previously.

### **Informational Items:**

- EVA Business Summit – October 29, 2013. EVA hopes to encourage all businesses in Town to attend. It is hoped this will be a brainstorming session for ideas to attract business to Town.
- GACIT Hearing was held at the Lebanon Opera House on September 9. The Commissioner, Executive Councilor and DOT Engineers presented the current 10 year plan as members of the Governor's Council on Intermodal Transportation. Work on Route 4 and the 4A bridge/Main St is in the plan.

- Shoreland Permit – 526 Shaker Boulevard. Lake front retaining wall being fixed.
- Conferences and training opportunities coming up soon: NH Municipal Assoc Housing presents a seminar on Ecological Design in Communities. The Northern NE Chapter of APA’s annual Planning Conference is in Meredith on Sept 19, 20, A GIS Conference in will be held in Nashua in October.
- Consultations –
  1. Iskandar has brought in a conceptual proposal of 8 buildings off Evenchance Road. There are slope issues. Iskandar noted he will be discussion this with the neighbors in the development.
  2. Laramie Farms project was discussed, Scott to research what the status of the project is.
  3. Bill Warren requested the Town inspect his road, Easy Street, for conformance with the requirements for a driveway/ private road with more than two homes on it. Town decision is that Scott has the credentials to conduct the inspection.
  4. The Zoning Board will be looking at the issues on Main Street of apartment dwelling on the first floor. There is an apartment alongside the Laundromat and an apartment next to Erigo across the street at 62 Main Street.
  5. Tony Lozeau called to discuss a minor subdivision on Grafton Pond Road.
  6. Greeley House – Scott and EVA met with the Governor’s Council on Disability in Concord where they received details on handicap accessibility requirements.

**Next Meeting:**

Regular Planning Board Meeting – October 9, 2013

**Adjournment:**

John Kluge made a motion to adjourn at 8:40 p.m. with a second from David Saladino. Motion carried.