



Town of Enfield

Planning Board Minutes

November 13, 2013

Approved Dec 11, 2013

Present: Tim Taylor, Chairman, John Kluge-Selectman, Kurt Gotthardt Secretary, Dan Kiley Vice-Chair, David Saladino, Paul Withrow, Paula Rowe, Scott Osgood-Planning Director, and

No guests in attendance

Selectmen's Report:

John Kluge, Selectmen's Representative, reported. Discussion was held on improving the acoustics of the Community Building. Curbside trash program is doing well, though there are a few items to improve on. The budget sessions have begun with a few major purchases.

Minutes:

Approval of the minutes of October 23, 2013 came forward from Dan Kiley with a second from Tim Taylor. Motion carried.

Citizens Forum:

- Progress was made on finalizing the Conditions for Approval of the Acquisition Holdings (Family Dollar) Site Plan on Route 4 with a final submission necessary for two items. These include providing details on maintaining the pervious pavement and providing the previously requested detail on revisions to the sidewalk detail. This includes a complete sub base, but topsoil and grass cover, to be completed when neighboring lots are developed. Approval will come at a public hearing of the Planning Board.
- Conditional Approval of Webster Brook Roadway. S W Cole was hired and filed a Sols Gradation report. Town Planner to confirm all details for final approval.

Planner Osgood will inform the Town Code Enforcement Officer Phil Neily that the Board has agreed to all conditions as being met for Webster Brook Roadway and Acquisition Holdings with final details in receipt by the Town.

Ordinance update review – Planner Osgood provided the board with list of items for consideration to revise parts of the Zoning Ordinance, Excavation Regulations, Site Plan and Subdivision Regulations.

The complete list and action taken by the board is included as an attachment to these minutes.

Informational Items:

- TIF meeting – October 24, 2013. Discusses current funding and status of projects. Considered holding off any future meetings until issues with funding or projects come up.
- EVA Business summit on October 29 – Wells attended, good helpful and positive discussion held.
- UVLSRPC Regional Plan hearing October 22, Lebanon – Transportation and affordable were major topics discussed. A pilot program for modular homes is underway in Hartford was a major topic discussed as well as affordable housing.
- NHPA Annual Meeting was held in Manchester. Presentations were given on quality of well water, condominium law, and legislation affecting zoning
- Shoreland permitting for Main St area. Planner to continue to get a blanket permit for downtown parcels on Shoreland issues.

Next Meeting:

Regular Planning Board meeting on December 11, 2013.

Adjournment:

Paul Withrow made a motion to adjourn at 8:25 p.m. John Kluge second this. Motion carried.



Town of Enfield

Zoning Amendments

November 13, 2013 action

Action taken at Planning Board Meeting of November 13
Approved as addenda to Nov 13 meeting minutes

Item

- 1) Provide Table of Contents for Excavations – *Approved for public hearing, not an item requiring a warrant article.*
- 2) Provide Table of Contents for Site Plan review– *Approved for action, not an item requiring a warrant article.*
- 3) Provide a list of the dates or the current regulations– *Approved for action not an item requiring a warrant article.*
- 4) Revise Zoning Board of Adjustment application to be in line with State verbiage– *Approved for action not an item requiring a warrant article.*
- 5) Section 803 - Wireless Towers – Review note on height relative to being evaluated against tree canopy. *Review new federal regulations for cell towers. To be kept under review for any action necessitated by Federal action*
- 6) Abutter definition – Change to read all within 200 ft – *Approved for public hearing and possible warrant article*
- 7) Definitions - Driveway – Add language that says only two lots can be served (to align with the road definition) – *Approved for public hearing and possible warrant article.*
- 8) Add note that says ALL streets are to conform to town Road Specs. Wordsmith the “streets definition” – *Coordinate with Driveway definition.*
- 9) Define “Rooming House” and add to site plan definitions - *Rejected*
- 10) Clarify 401-3 How can we say 10 Acres for 2 dwelling units? - *Rejected*
- 11) ~~Revise CB 0 – Combine uses K & L – Deleted by Planner. Uses differentiate between schools and other public uses.~~
- 12) Add RV requirements to Rte 4 – *Approved for public hearing and possible warrant article.*

- 13) Add water setbacks to Rte 4, or have in summary– *Approved for public hearing and possible warrant article.*
- 14) Reword – Growth and Harvesting to eliminate excessive verbiage, minimize– *Not accepted*
- 15) Reword Conservation district – Language on single family home, to be more consistent – *Not accepted*
- 16) Provide a new steep slopes district map – *Not accepted. Discussed removing map completely and requiring applicant to use accurate current standards.*
- 17) Provide a new Wetlands map – *Not accepted. Discussed removing map completely and requiring applicant to use accurate current standards.*
- 18) Section 412 Undisturbed area – review the %, (percentages) -*Not accepted.*
- 19) Add reference to RSA 155E to Section 411 – Removal of Natural Material - *Not accepted*
- 20) Add definition to SEASONAL CAMPGROUND - *Not accepted*
- 21) Improper definition of Junk Yards. Only ref is to the State RSA - *Not accepted*
- 22) Yard Sales – Define and add a limit - *Not accepted*
- 23) ~~Revise Building permit procedure in the book, Kens email~~ (Already in, was an out of date page in the book, update to be included.)
- 24) Site Plan Review and Subdivision Regulations - Add a requirement for the applicants to provide electronic information. Review this with the current Mapping Consultant CAI, (Cartographic Associates Inc)) - *Accepted for public hearing, not an item requiring a warrant article.*
- (a) Add the following language to SPR 4.1.1 Major and 4.2 Minor Review submission requirements:
Applicant will provide electronic copies of all maps and documents in the submission in a commonly used format acceptable to the Town for use by the Town in record keeping and inclusion into the Town Tax Map.
- 25) Site Plan Review - Remove note that says a recused member still can be part of a quorum (include LGC article, T & C magazine 7-13) – *Not accepted. Board discussion noted a member may decide to not recuse themselves if it creates a loss or quorum, or the opposite could happen, thus denying the applicant the scheduled hearing.*
- 26) Site Plan Review - Note that Community Planning Director also means Town Planner. Ref p3, SPR regs art 1.6.2 – *Accepted for public hearing, not an item requiring a warrant article.*

- 27) Provide definition for “minor” and “major” subdivision. – *Accepted, This was the result of an incomplete transfer for the 1997 subdivision Regulation to the 2007 version. Approved for public hearing and possible warrant article*
- 28) Review the draft document on 25 July 2011 from “Planning 4” on recommendations changes to the Zoning Ordinance. (6 pages)- *A number of the recommendations were found to be out of date and some have been implemented...None are recommended for action this session.*

END OF DOCUMENT
