

Town of Enfield

Planning Board Minutes

March 25, 2015



APPROVED April 22, 2015

Present: Tim Taylor-Chairman, Dan Kiley-Vice Chairman, Kurt-Gotthardt-Secretary, Nancy Scovner, David Fracht, and Jim Bonner - Alternate, Scott Osgood-Town Planner, and Paula Rowe Stone Alternate.

Regrets: David Saladino (who will be moving) and John Kluge-Selectmen's Representative.

Guests: Bill Chase

- I. CALL MEETING TO ORDER
Chairman Taylor called the meeting to order at 7 pm
- II. APPROVAL OF MINUTES – February 25, 2015 – Scott noted the title of the Ec Dev individual was incorrect for the NH Cooperative representative. Nancy Scovner made a motion to accept the edited minutes of February 25, 2015 with a second from Kurt Gotthard, motion carried.
- III. SELECTMEN'S REPORT
Dan Kiley reported that John Kluge was absent and the Selectboard meeting was short.
- IV. CITIZENS FORUM - none
- V. PUBLIC HEARING - None
- VI. CONCEPTUAL HEARING
Bill Chase, 26 Melinda Road came in to speak with the Board regarding a subdivision of his 10 acres of land, as well as put an addition on their current home. They would like to sell two lots of the 10 acres in this R1 Zone. Mr. Chase provided a diagram of the 10 acres showing what he would like to do. He has spoken with Steve Patten about the land. He is waiting for a quote from Mr. Patten for the roadway. The driveway is a right of way between the lots. It will be 14 feet (fire trucks). He was told the Driveway regs require a five ft setback form neighboring property. He was encouraged to build the driveway to Town Road specs, as detailed in the Subdivision regs. This would be a private road. The Board informed him of the next steps as follows: Perc tests on all lots need to be done, driveway permit from the town, survey plat showing the lots as well as the application process.
- VII. BUSINESS DISCUSSIONS
 - a. Reviewed change to 2007 Subdivision Regulations. Mrs. Scovner noted that this 2007 edit that was looked at again in 2009 and not approved, is currently 59 pages. The

sections that have been edited should be taken out. This will reduce the number of pages down considerably. There have been no approved updates since 2007. Mrs. Scovner noted the revisions must be presented at a public hearing in order for adoption. Kurt Gotthardt edited most of this and proceeded to go over the pages cooperatively from Town Planner Osgood. Chairman Taylor suggested that Mr. Gotthardt and Mr. Osgood work together and re-present back to the board. Mr. Osgood asked that Item 4.07 G. prohibiting flag and strip lots remain in the regulation. Dan Kiley asked if the Board agrees to eliminate the items marked for deletion on pages 17 through 22; everyone agreed. Mr. Gotthardt continued perusing that area's he felt needed attention. Mr. Osgood will be speaking with our Public Works Director – Jim Taylor on this plan. Mr. Gotthardt noted the land surveyor's rules, buffer zones cut to 50 feet from 100 feet, RSA changes, page 52 RSA, among other items.

- b. Master Plan Update – Review survey. Mr. Osgood will be going through the survey and placing it on the Master Plan Update. There are new chapters and we may decide to take some chapters out. We will go over a chapter per month at our meetings.
- c. Brandy Saxton visit of Feb 27. She toured the Family Dollar site with Scott and David Fracht. She noted that she and Jim Broadbent worked together on the ordinance. She noted the lack of detail which would be specific to buildings in the new zoning regulations. David Fracht pointed out the zoning ordinance was developed for a large mixed use development and the Dollar Store issues were not addressed in the new ordinance. The building got turned around and probably was exacerbated by the problem with DOT forcing the placement of the building. Mr. Fracht drew the Boards attention to the problem with inner roads faced by sidewalks alongside Route 4. She recommended adding more detail to the building designs.

VIII. COMMUNICATION

- a. Greeley House Tax Credits - 2 year program – year one goal has been met.
- b. Meeting of the EVA Economic Development Committee – luncheon regarding social media.
- c. Meeting of the EVA Board – Met on Monday this week. A visioning session is scheduled for April.
- d. New Economic Development Specialist at the Haverhill Office – Geoff Sewake. Scott met the individual and toured Enfield with him last Thursday. He provided information on a few business enterprises.
- e. CDFA Food Study – Scott gave a progress report. A Hanover consulting group is studying this.

IX. INFORMATIONAL ITEMS

- a. Family Dollar Fascia – An offer to place mullions on the windows placed on the side facing Route 4 has come from the developer. Trees will grow and help.
- b. Energy Committee meeting – Very informative conference held in Concord last Saturday.

X. NEXT MEETING

- a. Regular Planning Board Meeting –April 22, 2015

XI. ADJOURNMENT

- a) Nancy Scovner made a motion to adjourn at 8:10 p.m. and Mr. Fracht seconded this. Motion carried.