

Town of Enfield

Planning Board Minutes

October 28, 2015



Approved November 18, 2013

Present: Dan Kiley - Vice Chair, John Kluge-Selectman ex-officio Kurt Gotthardt-Secretary, David Fracht, Paula Rowe Stone-Recorder and Alternate, Jim Bonner-Alternate, Scott Osgood-Town Planner.

Regrets: Nancy Scovner, Tim Taylor - Chairman

Guests: Doreen Wyman, Joe Cioffi, Robert Labine, Bob LaCroix, and Charlie Depuy.

Selectman Kluge asked for a moment of silence to recognize the passing of past Board member Paul Withrow.

I. CALL MEETING TO ORDER

Dan Kiley Vice Chair called the meeting to order at 7 p.m.

II. APPROVAL OF MINUTES – Sept 23, 2015

Kurt Gotthardt noted correction necessary to language in the conceptual hearing on the second page. Mr. Fracht noted a correction on the vote to approve the Miller Seto BLA.

John Kluge made a motion to accept the minutes with two corrections. Second by Dan Kiley. The motion passed.

III. SELECTMEN'S REPORT

John Kluge, Selectman reported on the Library fundraising for a new library. The library is short of funds and may be coming back to the town meeting with a warrant article. Additionally, the town is on the bond as an agent for the Lakeview septic failure. This will be explained at Town Meeting along with the forthcoming warrant article. A remediation plan will be in place.

IV. CITIZENS FORUM – No citizens stepped forward with comments.

V. PUBLIC HEARING was held for Robert Labine of J & B Autoworx & Tire LLC for a Site Plan Review for a change of use of the building and property to an automotive repair and tire sales garage at 479 US Route 4, Map 36 Lot 9 on the Enfield Tax Maps.

Scott Osgood, Town Planner said that all fee's have been paid, noticed and the application is complete. John Kluge made a motion to accept the application as complete, with a second from David Fracht and carried.

Mr. Robert Labine presented to the board. Labine pointed out the additions to the building, the new aprons, the setbacks, parking and lighting placement on the property.

Board opened the meeting to the public.

Mr. Robert Lacroix noted that if there is expansion in the future on the surrounding property that there will be an impact on the road of traffic. Town Planner noted if this is the case any impacts will be the responsibility of the future developer.

Motion to close the public hearing came forward from Kurt Gotthardt with a second from John Kluge and carried.

Vice Chair Kiley continued the discussion on this hearing.

Planner Osgood asked Mr. Labine if he was going to sell used cars in the future and obtaining dealership registration plates. Mr. Labine said he may sell a used car or two only and will not be obtaining dealership plates.

Planner Osgood asked if cars cannibalized for parts will be on the site. Mr. Labine stated he does not keep cars for spare parts.

Board Member Fracht noted the plan shows the septic field very close to the building addition. Board agreed to make a condition of approval that proper separation will exist for the septic system.

Board member Fracht noted DES regulations note systems over 20 years old are not automatically approved for new expansion to the building. Board agreed to make a condition of approval that the permit of the system be confirmed as still in place with the addition.

Planner Osgood said it would be a future requirement for a sidewalk in front of the property and notes that there is plenty of room for it. Parking details need to be shown as well as landscaping. Mr. Labine said there is a problem in front of a ditch and they cannot connect a sidewalk to the bridge as the bridge does not allow space for it.

Kurt Gotthardt said the plan diagram is not to scale – slightly off. Mr. Labine said he has already gone over this with Phil Neily. Planner Osgood noted the plan is within a few per cent of true scale.

John Kluge made a motion to accept the plans with the conditions of:

- Confirmation the septic permit of 1980 is still valid.
- Confirmation that the new construction does not violate the setbacks not in DES rules.
- Noted the zoning requires landscaping and sidewalk. Condition will require the owner to incorporate these items when the area become developed to create a consistent landscape to the zone.

Board Member Fracht seconded this. All were in favor.

VI. BUSINESS DISCUSSIONS

- a. Review Subdivision Update: Discussed memo from Town Counsel & notes from Kurt. The board decided cash security will be included as allowed security in the regulation. Further noted that added language to require developers to confirm the need and use of

the security will be added to the regulation and that this requirement does not exclude the requirement that the security be in place.

A Public hearing will be scheduled for November 18, 2015 to approve and accept the revised subdivision regulations.

b. Review Revision to Zoning Regulations – Article 406.1 Wetland Buffer Zones

Kurt Gotthardt felt this should show the reason of the buffer zone. Members of the PB did not feel this language should be added to the Zoning Regulations as the requirement is clearly listed in all districts. Board decided with a consensus vote to not accept this language as a warrant article.

c. Review proposed Town Meeting Warrant Article re Solar Arrays – Mr. Charlie Deputy represented. All PB members received a copy to discuss. Discussed excluding the designated commercial array for residential districts. Board decided to not change any of the presented language and agreed to hold a public hearing to add the article to the Zoning Regulations. No decision was made to support or reject the article.

A public hearing will be held on November 18 for this language.

VII. COMMUNICATION

a. CDFA Food Study - Progress report. Public hearing forthcoming. The deadline is December 31st, 2015.

VIII. INFORMATIONAL ITEMS

- a. EVA Greeley House status – they are continuing to fundraise.
- b. Wetland Permit Application Map 7 Lot 24 and Request for Project review by NH Division of Historical Resources at 54 Hawley Drive – Includes a plan to reinforce the banks of a seasonal stream into Crystal Lake. The permit was available for the board to view. Hawley Drive is a private road.
- c. Shoreland Permit Application 17 Foster Circle
- d. Map 22 Lot 22
18Wetland Permit 47 Meadow Lane
- e. Wetland Permit by Notification 85 Rte 4A, Map 85 Lot 45
- f. Wetland Permit Application Map 7 Lot 24
- g. Intent to Cut - Map 2, Lot 32 on Methodist Hill Rd
- h. Intent to Cut - Map 17 Lot 4 on East Hill Rd
- i. Intent to Cut - Map 14 Lot 63-2A

IX. NEXT MEETING

a. Regular Planning Board Meeting –November 18, 2015 (Note, this is the 3rd Wednesday, moved to work around the Holiday.)

X. ADJOURNMENT

John Kluge made a motion to adjourn at 8:45 p.m. with a second from Kurt Gotthardt and carried.