

Town of Enfield

Planning Board Minutes

March 22, 2017



APPROVED 4-12-17

Present: Dan Kiley - Chairman, Paula Rowe Stone-Recorder & Alternate, Jim Bonner- Alternate & videographer, Kurt Gotthardt, Dave Fracht, Nancy Scovner and Scott Osgood-Town Planner.

Regrets: Tim Taylor- Vice Chair, Rita Seto

Guests: Donnie Wyman, Bruce Bergeron, Eric Russell.

- I. CALL MEETING TO ORDER – Jim Bonner and Paula Rowe appointed as alternates.
- II. APPROVAL OF MINUTES
 1. Minutes of February 22, 2017
Nancy Scovner made a motion to accept the minutes as printed, second by David Fracht, with one abstention, passed.
- III. SELECTMEN'S REPORT
John Kluge, Selectmen's Representative not present to provide the report.
- IV. CITIZENS FORUM
None.
- V. CONCEPTUAL HEARING
 1. Conceptual Discussion for Commercial Business in CB District – Bruce Bergeron co-owner of Jake's markets was present and informed the Board of his plans. He is proposing purchase of the Enfield Hardware Store and former Tinkhams Market. He will raise the three buildings currently on the properties and rebuild a 6,000 sf building. The plan is have three gas islands, one diesel, but not off road diesel and possibly a propane filling station. A drive through and perhaps a car wash are also envisioned.. A section for hardware in the building is contemplated as well.
Access to the store may be through driveways on Rte 4 and Maple Street. Discussion with NHDOT will be held to see if it would be accepted. Minimum signage would be on Maple Street.
The properties total 4 acres. Bruce's research found that the original underground tanks have been removed. Surveying of the property is being done this week. Assuming everything goes well, he will be able to open next spring. Kurt Gotthardt asked about the flood light across the street. These are grandfathered and were put on for public safety. Hours would be 5:30 to 9:00. The Board looks forward to the Site Plan review.
 2. Lot Subdivision in R1 District – Erik Russell presented. Would like to make 2 lots out of 1. Mill Street goes through this current lot that borders both Shaker Hill and Livingstone Lodge Rd, but is not listed as a Town Road or a Private right of Way. Board recommended Eric talk with Jim Taylor regarding the classification of the road. The existing lot is totally nine tenths of an acre and he needs an acre to divide. Each lot has to be at least a half acre in this R1 District. He is considering asking for a variance to do this. The lots will have a sewer and water connection. The board informed Russell that he will have to meet the five criteria for a variance, pointing out specifically the hardship. The board will continue forward with this after he has gone before the Zoning Board.

VI. PUBLIC HEARINGS - None Scheduled

VII. BUSINESS DISCUSSIONS- None.

VIII. COMMUNICATION

1. Foley Case – has gone to court. Decision probably in 3 months.
2. Family Dollar drainage – The plot line is being addressed with the school district.
3. TIF Committee activity – Voted to pay down the debt.
4. Lakefront Lots Status – DOT will be working on Main Sgtree thie suuemr which will cutail any public activity on the Lots.
5. Current Legislative Session – List of House Bills was provided for the Board.
6. Brownfields grant – Planner Osgood has addressed some sights with the owners but has not heard back from any of them.
7. Uber in the Upper Valley – Recent meeting in Lebanon with the TMA Committee.

IX. NEW BUSINESS

1. Plan NH conference on Planning for an Aging Population – two weeks from now. Planner Osgood is going.
2. Floodplain Management – Planner Osgood is attending a class in Danvers, MA.

OLD BUSINESS – Feb 22

8. Kurt Gotthardt – Regulations. Public Hearing needs to be scheduled. Kurt will provide his edit to Planner Osgood to compose.
9. Majority Vote – David Fracht asked for detail on majority vote. He will email Planner Osgood on his findings.- *Response Email sent to David on April 6*
10. Zoning Regulation Changes – David Fracht asked when a package would be provided to the Board. Draft package is ready. *To be sent via email for Board review.*
11. Process for Hearings – David Fracht asked for a check list. Planner Osgood has checklists taken from the regulations and will email Fracht. – *forwarded April 7*

Nancy Scovner made a motion to adjourn Jim Bonner second this. Motion carried.