

Town of Enfield

Planning Board Minutes

July 28, 2017



APPROVED

Present: Dan Kiley - Chairman, David Fracht- Vice Chair, John Kluge-Selectman, Kurt Gotthardt, Tim Taylor, Rita Seto(left at 8:15 pm), Nancy Scovner, Paula Rowe Stone – Alternate & Recorder, Jim Bonner- Alternate & videographer, Scott Osgood-Town Planner.

Regrets: None.

Guests: Ryan Aylesworth – Enfield Town Manager, Anthony Lozeau, Colby Brown, Ronald Dupuis, Don Wyman, Bruce Bergeron, Nik Fiore, Jonathan Stanford, Olivia Miller

I. CALL MEETING TO ORDER

II. APPROVAL OF MINUTES

Minutes of June 28- John Kluge made a motion to accept the minutes as presented. Dave Fracht seconded this. Approved unanimously

III. SELECTMEN'S REPORT

Selectmen met on July 17, 2017. It was the new Town Manager Ryan Aylesworth's first meeting, who is here tonight.

IV. CONCEPTUAL HEARING – None Scheduled

V. PUBLIC HEARINGS –

1. Site Plan Review for a Jakes Market on 297 and 299 US Route 4, Parcels 33-32 & 33. Engineering Ventures PC presented the design documents. Scott Osgood noted the application is complete. Nancy Scovner motioned and Rita Seto seconded to accept the application as complete, voted to accept was unanimously.

The Board moved to open the public hearing at 7:01 p.m. unanimously.

Bruce Bergeron, co- owner of Jake's Markets opened the public presentation describing the uses of the property proposed.

Nic Fiore of Engineering Ventures continued the presentation of the Site Plan design package.

- There will be an access on to Route 4 and a second one on to Maple Street, matching the existing lot entrances but with the Rte 4 entrance smaller and the Maple St wider than the existing.
- The construction includes a 7,800 square foot building on the property. Height will be 24 feet high.
- The access on to Route 4 will be 44 feet wide with designated entrance and exit lanes. There will be a drive through window on the east side.
- 32 parking spaces are included on the south and west sides of the building, double the required number, and the top limit allowed by the Zoning Ordinance.
- Sidewalks will be along the south and east of the lot.

- The drainage will not go onto the side of the road. It will flow north. A rain garden will be in the front adjacent to the entrance for discharge into the 48 inch culvert which goes under Rte 4.
- New water and sewage line connecting to the town water and sewer will be installed.
- The Fire Department submitted a memo asking for 4 items. These include: a Knox box at the main entry, and exterior Storz connection to the sprinkler system, lettered labels on all elevations of the building, a fire hydrant at the entrance, near the new 6 inch main.
- DPW submitted a memo requesting notice for a DPW employee be on site during the new water line connection and to consider replacing the 36 inch culvert at the north side of the Maple St entrance.
- Landscape plan shows plantings of 2 red maple trees, 3 service berries bushes and 25 arbor vitae at the west to shield the business from the adjacent neighbor.
- A future plan will be submitted for board approval of the lighting. A separate submission for signage will be provided. The exterior lights will be respectfully aimed downward.

There were no questions from the public.

The Board reiterated concerns regarding:

- The existing 36 inch culvert at the north end of the parking area. Asked the developer to consider replacing the culvert.
- Questioned the design of the concrete pads at the filling stations. Noted diesel spills are not uncommon. Nic noted the pad is designed to hold a certain degree of spills from leaving the area. Nik noted that Irving Oil will design the pads, canopy and lighting at the filling areas. Tim Taylor asked that the drainage from the top of the canopies be piped directly to the settlement tank on the south end of the lot.
- The board suggests the elbow on the holding tank at the rain garden. Nic noted it is on the current plan.
- Discussed the options of traffic flow around the filling stations. Nic noted the design was seen to be the one with the least restrictions to traffic within the site.
- Requested detail on the lighting wall mounts Nic confirmed the style will be submitted on a final plan set.
- Noted a request that the storm water drainage be designed for a 50 years, (2% chance) instead of 25 years, (4% design). Nick reiterated the planned drainage design would be adequate.
- Noted the change in the amount of the impervious surface and the difference in the size of the building that was there versus what Jake's is planning, Kurt Gotthardt informed Nic that they may need to go before the ZBA regarding the set back from the wetlands- further discussion revealed that the building on the east side is not closer to the wetlands than the existing condition. The width of the new driveway was noted as being wider than the current one.
- Questions on the details of the fuel storage tanks. Nic noted the 2 tanks will consist of one tank being split.
- The signage (from Irving) will be scaled to the Enfield zoning allowance,
- Noted the exterior of the building shown on the plan does not conform to the neighborhood. Noted these elevations are to show the size of the existing building. Final plan will show a more detailed design.
- Discussed the rain garden. Board noted that the rain garden has to work very well to keep flow from entering the State Highway.

- Snow removal will be plowed to the North off the graded area; drainage from the canopies will flow off to the south east.
- Mr. Bergeron is open to the area organizations and school children having bake sales and the like in front of the building. He has given thought to Electric Vehicle charging stations but noted these are more like placed in area with longer customer stays.
- Confirmed a soil scientist has delineated the property for wetlands.
- Question as to how tall the canopy height is. This will be provided with the final plan set. Noted the canopy lights will be recessed.

Motion to close the public hearing came at 7:55 p.m., from the Board and passed unanimously.

- Chairman Kiley noted he attended a meeting of this project with NHDOT in Concord. Discussed the design of the entrances to US Rte 4. Steve Schneider and another rep from UVLSRPC were in attendance. The meeting went well without controversy.
- Nic of Engineering Ventures noted a traffic study will be done by RSG Engineers, from WRJ to satisfy NHDOT concerns.

Nancy Scovner made a motion to accept the Site Plan of Parcel 33-32 & 33 at 297 and 299 US Route 4 with the following conditions:

- 1) **Conduct a voluntary merger of the two sites with Planning Board approval.**
- 2) **Add new owners name to the plans.**
- 3) **Provide Designer and Engineers stamp on plans.**
- 4) **Provide NH DOT approval of the plan.**
- 5) **Provide details of canopy drainage lines to stormwater forebay tank.**
- 6) **Provide corrected architectural elevation plans.**
- 7) **Provide painted exit/entry arrows on Rte 4 entrance.**
- 8) **Lighting approval to be permitted separately.**

Chairman Dan Kiley seconded. The vote of the Board was unanimous.

VI. BUSINESS DISCUSSIONS

- 1.) Noted that on July 31, 2017 the auditor will be at the meeting with the budget committee Selectboard, Town Manager. Town Budget, including the CIP committee and TIF funding will be discussed.
- 2.) Evenchance Subdivision - Reviewed status of work:
 - Logging /clearing just about done.
 - Noise issues have abated.
 - Conditions for final acceptance are for the bond to protect the abutters from water damage. Discussions were held with the Owner/Contractor, Town Engineer and Planning Administrator looking into allowing an Insurance rider in lieu of the bond required by the conditions. Board noted the Insurance could leave if the Contract/Owner left. Did not agree to change the condition requiring the bond. Administrator to meet with the Engineer and Contractor to come up with a figure for the bond
- 3.) Update to Site Plan Review Regulations & Update to Illumination Section– Packets were mailed to the board members for review previous to this meeting. To be discussed and approved at a future meeting. Changes to the illumination appendix will be at a later date,

- 4.) Update to Subdivision regulations – Copy sent to with two minor updates. A public hearing will be held. No further action at this meet
- 5.) Discussion on Master Plan – Scott noted there are a few approaches to consider in updating the land. This includes suggestions from Steve, Exec Director of UVLS RPC; concerns from Ryan, and comparison with other examples of new master plans. Scott to coordinate a future meeting to decide on the process.

VII. COMMUNICATION

1. TIF Activity – Meeting with TIF committee to be held to discuss activity .
2. Lakeside Lot DOT work – Work is underway on the main st and park improvements. Continues.
3. Intent to Cut – Parcel 06-05 Follensbee Road

VIII. NEW BUSINESS - None

IX. NEXT MEETING August 23, 2017

X. ADJORNMENT - Nancy Scovner made a motion to adjourn at 8:40 p.m. with a second from Dave Fracht. Motion carried unanimously.