

Town of Enfield

Planning Board Minutes

March 9, 2016



APPROVED APRIL 27, 2016

Present Dan Kiley- Vice Chair, Nancy Scovner, Paula Rowe Stone-Recorder and Alternate, John Kluge-Selectman, Kurt Gotthardt, David Fracht, Rita Seto, Jim Bonner, Alternate and Scott Osgood-Town Planner.

Regrets: Chairman Tim Taylor.

Guests: Brian and Tina Stearns, Guy Bissonnette, Chris Rollins, Alan Wilson, Pat Buccellato.

I. CALL MEETING TO ORDER

II. APPROVAL OF MINUTES – February 10, 2016

The total lot size for the Stearns Conceptual is 69.9 acres. The acreage was reported incorrectly at the last meeting of February 10, 2016.

Motion to accept the Minutes as corrected from David Fracht with a second from Dan Kiley. Motion passed with two abstentions.

III. SELECTMEN'S REPORT

John Kluge Selectman Representative reported. Shaker Hill Road will be repaired, Mike Crate was sworn in as a full time police officer; report on upcoming Town Meeting and recent elections. Boys Camp Road Bridge came in under budget. . Zoning Ordinance was passed regarding solar energy. Selectman Kluge informed all of those positions with elections. There will be a recount for the Selectman's position.

IV. CITIZENS FORUM

None.

V. Conceptual Hearings

1. Lot on Whaleback Mountain Road – Pat Buccellato and Mr. Jeffery Taylor of Eastern Propane presented. Mr. Taylor reported on the history of Eastern Propane which a private family is owned business based in Rochester, NH. This property was previously owned by David Breed. They provided a draft site plan of the changes to the site. The company plans to build a truck maintenance center and office space on the site. The existing propane tank is owned by their competitor Irving Oil but Mr. Taylor noted they have a good working relationship with them. Tasco will remain in the remaining lot right of way through the Eastern Propane property. The existing building on the Eastern Lots will be replaced with a new building. The maintenance building will be roughly 40 x 70ft in size.

[Kurt Gotthardt arrived. Jim Bonner stepped down as a voting member this evening]

VI. PUBLIC HEARING

I. Rollins Land Survey, Agent for Margaret Susan Peretti, will ask for approval of a two (2) lot subdivision to the parcel Map 9 Lot 73 at 1558 NH Route 4A located in the R5 and partially in the R1 zoning district.

Scott Osgood noted that the application is complete. Nancy Scovner made a motion to open the Public Hearing. John Kluge seconded this. Motion carried.

Chris Rollins represented Mrs. Peretti and provided the board with a map of the property. The driveway encroaches on the abutter. In this instance the abutter is the son of the purchaser of the Peretti subdivided lot. It was noted the State Driveway permit had been granted and received. No conditions to the approval were stated.

Kurt Gotthardt made a motion to approve the Peretti Property Subdivision as presented. John Kluge seconded this. Motion carried.

- II. Alan Wilson Surveys, agent for Brian and Tina Stearns for will ask for approval of a four (4) lot subdivision of the parcel Map 3 Lot 8, located at Exit 14 East, on I -89 in the C/I Commercial Industrial and C, Conservation Districts.

Scott Osgood informed the Board that the application is complete. Nancy Scovner made a motion to open the public hearing, with a second from John Kluge. Motion carried.

Alan Wilson, Surveyor, represented the Stearns in providing a plat of the property. Kurt Gotthardt asked about the road frontage as specified in the regulations. It was noted the plan has easements for access to the notes. Further noted that there is no road frontage requirement in the C/I district. This could be because of the Interstate highway becoming the border for much of the lands in this district. The board did not consider the frontage to be a concern for the subdivision. Town Planner Osgood noted the water supply for fire protection is necessary for any lot with more than three properties. A note is on the application denoting a future water supply. It was agreed that the water supply would be approved by the Fire Department prior to the issuance of any building permits. This will be determined by the Fire Department/Fire Chief.

Nancy Scovner made a motion to approve the subdivision as presented with a second from John Kluge. Motion carried.

VII. BUSINESS DISCUSSIONS

1. Evenchance response to Conditions of Approval – A bond to protect the current Evenchance residents is need for final approval.
It was further noted that there has been a change to the subdivision regulations, specifically in regard to the design criteria for drainage design. The Engineer will be asked to supply a plan that meets the new design criteria.
2. Discuss Master Plan Update – Nothing further at this time.
3. Site Plan review Table of Contents – not completed.

VIII. COMMUNICATION

1. Upcoming seminars and conferences - provided in board members packets.

IX. INFORMATIONAL ITEMS

- a. Zoning Legislation – List of House bills given to the board members.
- b. Follow up on the site work at the Webster Brook Subdivision off Shaker Hill Road. A field check by the site owner and Town Building Inspector was done on March 9, locating the identified wetland and the extent of site work. It was noted the work has not reached the delineated wetlands.
- c. Follow up on the site plan approval on the auto repair shop on Route 4, specifically the signage. Town Planner Osgood said that the sizes are not over the regulations and Building Inspector will be talking to the owner in regards to the number of signs on the property.
- d. Follow up on mailing packets. Some board members did not receive them until yesterday- Tuesday with a postmark of mailing last Wednesday.
- e. NEXT MEETING Regular Planning Board Meeting – **April 13, 2016**

X. ADJOURNMENT

Nancy Scovner made a motion to adjourn at 8:10 p.m. with a second from David Fracht and carried.