

Town of Enfield

Planning Board Minutes



April 26, 2016

DRAFT

Present: Chairman Tim Taylor, Dan Kiley-Vice Chair, Kurt Gotthardt, Nancy Scovner, Dave Fracht, Scott Osgood-Planning Board Administrator, and Paula Rowe-Alternate – Minute Recorder, Jim Bonner- Alternate – Videographer

Regrets: Rita Seto, John Kluge Selectman.

Guests: Pat Buccellato; Pathways Engineering, Jeff Taylor – Eastern Propane, Chris and Jim Keane – TK Sports, Amber Boland- UVLSRPC

I. CALL MEETING TO ORDER

Chairman Taylor called the meeting to order at 7:05 pm.

II. Approval of Minutes:

Kurt Gotthardt asked for content be added to the minutes. There was no consensus to accept the additional language. Nancy Scovner made a motion to accept the Minutes as written. David Fracht seconded. Chairman Taylor abstained from the vote. Nancy Scovner, David Fracht, Dan Kiley voted to accept the minutes, Kurt Gotthardt voted no.

III. SELECTMEN'S REPORT:

None.

IV. CITIZENS FORUM

None.

V. CONCEPTUAL HEARINGS

None.

VI. PUBLIC HEARINGS

- I. Stonewhale Realty will ask for a Site Plan Approval for Lot 27-1 on Map 6 in the Commercial/Industrial Zone at 100 Whaleback Mountain Road so as to create a site to construct Self Storage Buildings.**

Motion to accept the application as complete came forward from Nancy Scovner, Dan Kiley second this. Motion passed.

Dan Kiley made a motion to open the public hearing. Motion seconded.

Pat Buccellato provided a plat of this Site Plan and description of the project. Stonewhale Realty is looking to build three (3) self-storage units on the property in two phases. Four waivers are being requested. The requests and explanation by the Consultant are as follows:

- I. Relief from providing angles or bearings and dimensions of boundary liens. Mr. Buccelato notes that due to the large size of the lot, the information would be unnecessary to the site plan section of the land.
- II. Relief from providing building elevations. Photos of similar building are included with the plans.
- III. A waiver from providing a complete drainage map of all areas contributing to flow on the site. With the south abutter being a large open space and a mountain, the area is very large. The flow rates for this area are in the plan and available for review without producing a new map. Kurt noted that the drainage plans are to be based on the 50 year event. Scott noted this change was done to the Zoning Ordinance, but not carried through to the Site Plan Review Regulations as yet.
- IV. Relief from the requirement to provide traffic impacts to the intersections. The units requested are known to produce very low traffic volumes, so any impact would be minimal and easily absorbed by the current conditions.

Access Drive

Kurt asked about the access drive around the units. They are hardpack gravel. Kurt noted parking lots are considered structures, and hardpack is classified as impervious material. Parking lots are not permitted with the 50 ft wetland setbacks. Discussion was held as to whether the access around the buildings is an access road or a parking lot.

The Board asked Scott, as Zoning Administrator, if an Administrative Decision could be made to settle the question. Scott stated that the storage units have very few visits by the renters, and that the purpose of the road is for access to the units, and not for parking. As such, the Road should be considered an access drive and not a parking lot.

Flood Plain Elevation

Discussion was held regarding the flood plain and the elevation of the slab of the units. It was noted that the culvert bridge at the entrance is very close in elevation to the slab elevation of the westerly building which may be in the Flood Plain 100 year storm zone. Mr. Tim Taylor noted this bridge was taken out by Hurricane Irene, and that the Flood Plain Regulations have strict rules on building in the flood plain. Discussion was held with Mt Bucatello as to the designated intensity of the Hurricane Irene event. Mr. Bucatello stated the storm was a 500 year event. Chairman Tim Taylor noted that at the elevation of this site it was an 80 year event. The FEMA Flood maps were brought out and reviewed by Scott Osgood and Mr. Bucatello. The area of the site plan is a Zone A, which does not have a designated flood plain elevation for the hundred year flood.

Lighting

Kurt asked about the lighting design as shown and noted the lights submitted were not full cutoff lights as required by the regulations. Mr. Bucatello said that these particular models would not be used. Lights for the same manufacturer would be full cutoff fixtures.

Septic System

Discussion was held on the existing septic system. The phase II plan is located over the line of the existing septic system. The plans show the pipe being rerouted to not be under the building. Mr. Bucatello noted he has talked with DES about permitting this re routing, and would secure a permit prior to moving ahead with Phase II.

With no members of the public wishing to comment, Dan Kiley made a motion to close the public hearing at 7:54. Nancy seconded this. Motion passed unanimously.

Dan Kiley made a motion to approve the 4 waivers, with a second from Nancy Scovner. Motion passed.

Discussion reiterated that this is Phase I and II this evening. The applicant will not need to come back to the planning board to apply for a building permit for phase II, when all conditions are met.

Dan Kiley made a motion to approve Stonewhale Realty at 100 Whaleback Mountain Road with the following conditions; Phase I: the light fixtures are changed, Phase II: The light fixtures are changed and meet the zoning and III: that DES acceptance has been completed for the modifications of the septic.

Nancy Scovner seconded this. Dave Fracht, Tim Taylor, Nancy Scovner, Dan Kiley were in favor. Kurt Gotthardt did not approve.

II. L.P. Gas Equipment, LLC will ask for Site Plan Approval for Lot 25 on Map 6 in the Commercial/Industrial Zone at 14 Hathorn Drive to create a site to construct an Office/Warehouse and a Maintenance Building.

Nancy Scovner made a motion to accept this application as complete. Dan Kiley seconded this. Motion passed unanimously.

Dan Kiley made a motion to open the public hearing, Nancy Scovner second this and motion passed unanimously.

Jeff Taylor, of Eastern Propane, a sister company of LP Gas Equip LLC introduced himself as CEO. Pat Buccellato presented the plan. Eastern Propane wants to build two buildings on the site. The current building will be removed. One will house an office, the other a maintenance building for the company's trucks. Empty propane tanks will be stored on the site, adjacent to the maintenance building.

Mr. Bucatello is requesting five waivers from the site plan review regulations The waivers and explanation are as follows:

- I) A waiver from providing landscape buffers along adjacent properties and public highways including lot line angles and bearings on the plan. The existing conditions screen the site from Whaleback Mountain Road and adjacent properties tree and undergrowth buffer.
- II) A waiver from providing watershed delineation and maps depicting pre and post development conditions including all contributing areas and drainage features for the office building area. . The new office /warehouse building and parking will be constructed in an area previously occupied by a building parking and access drive. The proposed building and parking will result in a small impervious area. The pre and post development plans for the maintenance garage are included.
- III) A waiver from providing copies of submission materials to NHDES for the new sewage disposal system. The application to NHDES is in process and will be provided to the Town when available
- IV) A copy of the approval by NHDES of the sewage disposal system. (The permit was forwarded to the Town Planner on April 28.
- V) Providing an estimate of peak traffic generated by the development. Traffic volume will include delivery trucks leaving in the morning and returning in late afternoon, plus three office

employees and one mechanic. Few customers are expected to come to office. This volume can easily be accommodated by the existing roadway .

As no members of the public spoke the public hearing was closed at 8:15

The plan shows two parking spaces located within the 50 ft. wetland setback. These will be removed from the plan. One is a handicap parking space located at the entrance to the office building. Mr. Jeff Taylor may request a variance from the ZBA to keep this space, as it would be inconvenient for handicapped persons to park a distance from the front door.

An existing septic system is on the site, but, DES requires a new design if the building being served is removed. A new design is provided. Water is provided by a well east of the office building and will be fed to the maintenance building via a buried water line. Electricity will be brought in to both buildings on overhead wires. Signage is limited. Landscaping will consist of a flagpole. Two servicemen will work out of this facility.

Kurt pointed out that the scale bar was not on the plats.

Dan Kiley made a motion to approve the five waivers and Site Plan of LP Gas Equipment LLC at 14 Hathorn Drive with the following conditions:

- I) The parking spaces are removed from the wetland setback.
- II) The Handicap Space Parking is moved out of the Wetland Setback.
- III) DES permit for the septic system received by the Town. (Received 4-28)
- IV) The exterior lighting be full cutoff units.
- V) A bar scale bar added to the plats.

Nancy Scovner seconded this motion. Motion passed unanimously.

VII. BUSINESS DISCUSSIONS:

1. Preliminary Presentation of Updated Wellhead Protection Plan.

The Town has received a grant and Amber Boland from the Upper Valley Lake Sunapee Regional Planning Commission is the administrator to update the Town Public Water Wellhead protection Plan. This work covers the 4 wells in town, She is working on this with the Public Works Director Jim Taylor. Vulnerabilities have been documented. Work being done includes updating Baseline maps, identifying potential contamination sources, and listing in an inventory. An assessment report and updated Management Plan is being drafted. An Emergency Action plan is has been sent to the Town. Details will show the management areas and how they were delineated by DES. The Wellhead Protection Plan will have documentation, outreach material, zoning regulation language, subdivision language, and site plan review language. Currently there is a need to update the protection plan for ground water in Enfield. Amber will come back to our May meeting to present the drafts of the final plan.

- 2. Discuss Master Plan Update – Vision Chapter.** Planning Administrator provided. the board with “IV. VISION” of the update. With the approval Town Planner will update the Chapter and add the information gathered in the Town Wide Survey done in 2014.

- 3. Zoning Ordinance Update with 2016 Changes.** Copies of the edits to the Zoning Ordinance were distributed for Board comment. Town Planner will incorporate these into the Zoning Ordinance for posting as the new ordinance.

VIII. COMMUNICATIONS:

1. **Northern Border Regional Commission Grant.** Enfield may qualify grants. Economic impact needs to be addressed in the grant plan.
2. **Economic Development Efforts.** UNH Cooperative Ext. for businesses has a program the Town is looking into to target the needs of local businesses.
3. **Zoning Legislation.** The list of current zoning law at the State House is under consideration was presented to the board. One that recently failed was to help define the tasks of the State Planning Office of Energy. The bill would have established an 8 member board. This did not pass.
4. **Intent to Excavate – Conkey.** Met with him recently to review and comment on his intent to cut. His pit is was seen to meet the conditions of the permit. Most material he hopes to sell is already stockpiled.. Chairman Taylor felt these pits were good for a shooting range.

IX. NEXT MEETING:

May 25, 2016.

X. ADJOURNMENT

Motion to adjourn came at 8:50 pm. From Nancy Scovner and second from Dave Fracht and passed.