



Town of Enfield

Planning Board

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ENFIELD PLANNING BOARD MEETING MINUTES November 28, 2018

APPROVED Dec 12, 2018

Present: Dan Kiley Chair, Dave Fracht Vice Chairman, , Kurt Gotthardt, Rita Seto, Eric Russell, , Jim Bonner videographer and alternate, Scott Osgood -Planning Administrator & interim minute taker.

Regrets: Tim Taylor, John Kluge Selectman ex-officio, Paula Rowe Stone

Public: Peter & Diane Martin, Chris & Mike Jones

- I. CALL MEETING TO ORDER – 7:00 pm
Chair Kiley appointed Jim Bonner as a sitting member
- II. SELECTMEN'S REPORT – Not reported
- III. CITIZENS FORUM
- IV. CONCEPTUAL HEARING - none
- V. PUBLIC HEARING
 1. Case P 18-11-02 Site Plan Review 180 US Rte. 4 Change of use from Roller Skating Rink To Pet Daycare and Boarding Services
Chair Kiley read the Public Notice, asked Planning Administrator if the application was complete. He noted it was complete. Rita motioned to open the hearing, seconded by David, unanimous vote.

Peter Martin, applicant, spoke for the request. He provided additional documents, two additional photos of the site and additional copies of the large scale plan.

Mr. Martin read the detail of the cover letter. He noted the Roller Skating Rink has been in operation since 1977, under his ownership since 1987. He stated that the market has decreased substantially over the years, with Roller Blades becoming more popular.

He noted the building had been approved as a storage facility.

Noted he will not be breeding animals, only taking care of family pets. Noted the hours will vary.

Noted traffic on the road is very heavy at times. Has done noise studies and found the greatest noise comes from the traffic. Noted that the building has a relatively new roof which deadens some of the noise.

Peter went over the many items contained in the cover letter.

Explained that the lighting has been changed to LED's. The building has exterior security lights. in front and the back.

All animals will be kept in the building. The business will be run by Peter and Diane. Others will be hired. Said everything will be contained within the building.. They hope the pets will be able to interact with each other.

Peter stated that he owns the corner lot on the east side of the property. Has plans to clean up and manicure the site. Is concerned about the drainage conduit running across his property. Will maintain and expand the tree buffers. The building has an approved septic system. To be retested, Has UV lighting to sanitize the water.

In regard to meeting the spirit of the ordinance, he noted the facility does not get a lot of use. Is used mostly by out of Towners, few locals come by. Said the rink has been losing money for 20 years. . Dan asked if there would be play areas for the pets outside during the summer, Peter said there would be.

The meeting was open to the public:

Chris Jones expressed concerns over the noise levels . He said they can hear business noise from Route 4 from his home on May St.

Peter said if there are noisy dogs they would be moved inside. He would control the barking.

Mike Jones stated they can be heard from the Canaan side of May St. He asked if Peter has considered a stockade fence..Peter said he is looking into the white vinyl fences.

He wants to avoid using chain link fences.

Peters noted the heavy music noise coming from the roller rink has been turned down.

Peter noted he has not decided how to deal with the animal waste to be generated. Said it will not go into the current septic system. Current though is to have it hauled off site.

Expectation is to house between 30 and 60 animals per day.

Said if noise is an issue he would install more insulation into the building.

Said cats would be a different story. Said they play together. Will be a different regimen. Said he is still doing research.

In closing the public hearing, Chris restated his concern for potential noise. Overall he has a positive view of the use. Said berms may be a good sound barrier. As well as more trees. . Hopes there is no late night music.

He asked if the light on Rte 4 is still in operation. Answer was yes, but DOT is taking it down.

Public hearing closed at 7:37 Rita moved and David 2nd.

Kurt expressed concerns that this is not a permitted use. Said a variance should have been applied for. Peter responded that none is needed. The business being a service establishment is permitted in the district. Kurt replied that Kennels were signaled out is a recent Zoning Ordinance upgrade.

Scott noted that the language on Kennels does state the raising and boarding of animals is a restricted use. This business is only keeping the animal for a short time. This type of use was not the target of the Kennel language , and should not be an excluded use.

A motion to accept the plan was taken to see if a variance should be required, Vote was 4 against, one for and one abstention. No variance request would be required.

Peter noted the waiver request asked for a waiver to not provide a full survey of the lot. Motion to accept the request by David Fracht , 2nd from Rita Seto, passed unanimously.

Kurt raised the issue of the need for a State Driveway permit. Dan said the Board can not require the permit, as it is a State Road, with State having jurisdiction of the permit.

Discussion on existing billboard. Dan stated it is a grandfathered sign, and is on wheels, also does not fall in to the Town Sign ordinance.

Discussed exterior lighting. Peter noted some upgrades will be necessary. Kurt noted they will need to have cutoffs. Peter stated he would be installing cameras.

Discussed work to be done outside. Fencing to hold animals would be necessary. Could be portable fencing. Peter was directed to provide a plan showing the outside areas to be used.

David moved to accept the plan with conditions. 2nd by Rita.

Conditions are :

- 1) Provide a plan showing locations and type of fencing and any outdoor modifications to the site.
- 2) Contact DOT to find out if a driveway permit would be needed. Get the answer in writing from DOT

Motion to approve by David, 2nd by Rita. Vote was 4 yes, 2 no, Conditional Approval granted.

VI. BUSINESS DISCUSSIONS

1. Approval of Conditions for 60-62 Main St Site Plan for two residential uses at grade.
2. Discussion on the wording of the Conditional approval. Language of condition changed to say
“ Provide a workable driveway”
3. Review potential Zoning Ordinance Changes – Changes made to the draft document. Changed wrong regarding height, and removed the CB district from the changes to the sign requirements.
4. Discussion on Master Plan - Work to begin in January
5. 10 Year Plan Requests – Four requests submitted. For UVLSRPC to send to the State.

VII. COMMUNICATION

Notified Board of two wetland permit applications:

1. Wetland Permit by Notification- Retaining Wall Replacement – 35 Algonquin Rd
2. Wetland Permit by Notification- Retaining Wall Replacement – 69 Algonquin Rd

VIII. APPROVAL OF MINUTES

1. Minutes of November 14, 2018 – Not addressed

IX. NEW BUSINESS

X. NEXT MEETING

1. Regular Planning Board Meeting –December 12, 2018

XI. ADJOURNMENT